

Port Way, Ingleby Barwick



£123,250

IH INGLEBY HOMES



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This attractive two double-bedroom property is available for sale under an affordable housing scheme which mean that the purchaser is able to buy the home at 15% under the market value (£123,250) - early viewing is strongly advised.

Modern, impressive and especially well-presented, whilst situated within the sought-after 'Rings' development of Ingleby Barwick. Enjoying a lovely enclosed rear garden, with lawn, and near-and far path-connected patios, whilst two parking spaces are available to the front. Fantastic local amenities are nearby, along with highly thought of schooling.

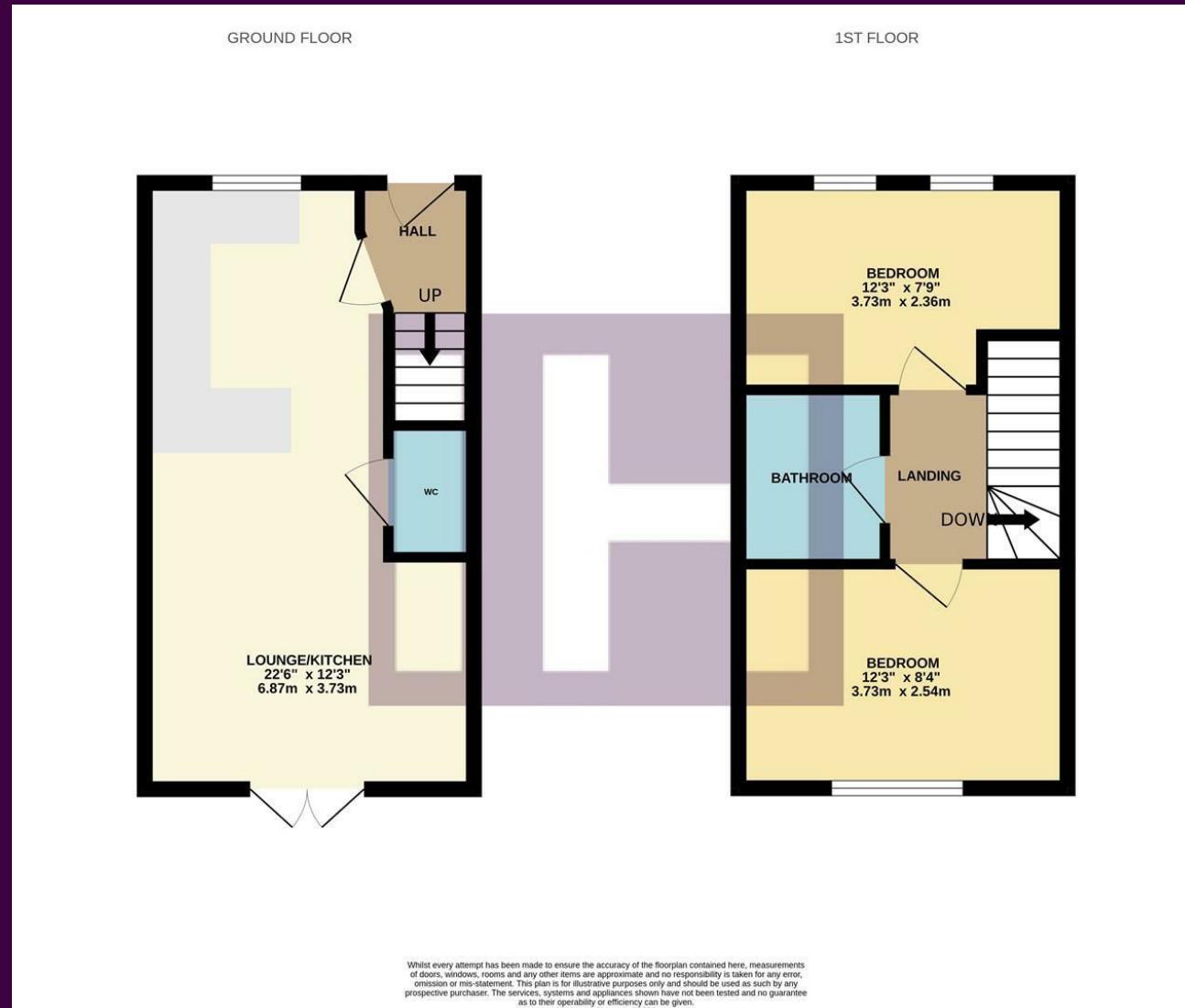


Internally, you arrive into the entrance hall, finding the impressive open-plan kitchen/dining/living space - with modern fitted kitchen, breakfast bar, and 'French' doors of the lounge-end meeting the garden, a useful cloakroom/WC is off.

The first floor delivers a modern family bathroom, and two double bedrooms.

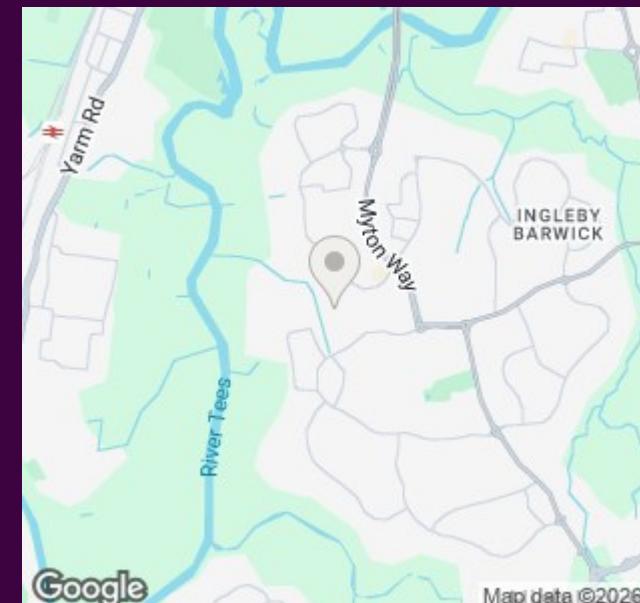
Being of particular interest to the first time buyer.

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	97		(92 plus) A		
(81-91) B	81		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales			England & Wales		

The Location



Council Tax Band:
B
Tenure:
Freehold



- Available at 15% under the market value (£123,250)
- Favoured 'Rings' development, Ingleby Barwick
- Impressive open-plan lounge/dining/kitchen/space
- Two double bedrooms
- Attractive rear gardens, off-road parking
- Early viewing essential