

Coniston Grove, Acklam



£169,995

**IH** INGLEBY HOMES





This lovely and much improved three bedroom semi-detached home is a terrific example of its kind, tastefully presented and deceptively spacious, early viewing is advised.

Having undergone a full electrical rewire, the impressive internal accommodation very briefly comprises a welcoming entrance hall, bay-fronted lounge with feature fireplace, separate dining/sitting room with built-in shelving and seating - with storage incorporated, and an attractive fitted kitchen on the ground floor.

The first floor brings a modern family bathroom, and three good bedrooms. The side bay-from the third bedroom is a particular feature, assuring all three bedrooms are spacious and practical, in comparison to many other locally which have a 'box-room'.

Benefitting from full UPVC double glazing and gas central heating.

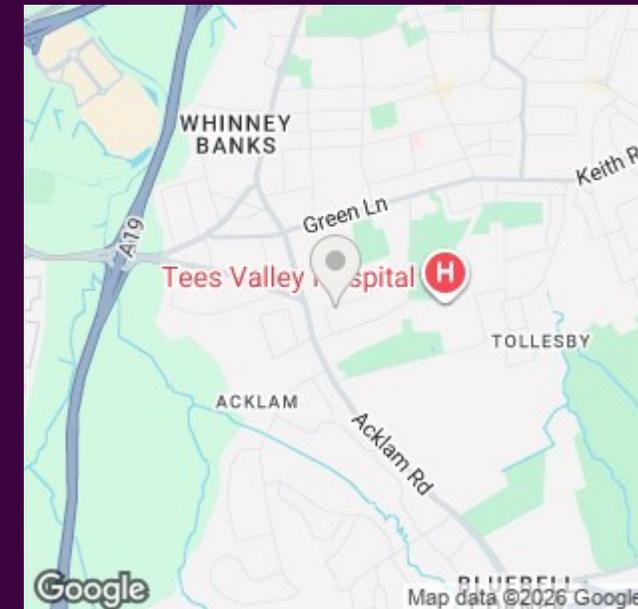
An attractive rear garden is fully enclosed and enjoys a sunny southerly aspect, with lawn, large timber deck and garage, accessed from the gated side drive.

# The Layout



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

# The Location



Council Tax Band:

**C**

Tenure:

**Freehold**



- Traditional 'bay-fronted' three bedroom property
- Deceptively spacious and tasteful throughout
- Separate lounge, dining room, and modern kitchen
- Three spacious first floor bedrooms
- Established, popular Acklam location
- Attractive rear garden, garage, front garden
- Fully re-wired, UPVC double glazed and gas central heating



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