

Greensforge Drive, Ingleby Barwick



£189,995

**IH** INGLEBY HOMES







Built to the popular 'Rufford' design by Persimmon, this three bedroom semi-detached property certainly merits early inspection, and is available with immediate vacant possession.

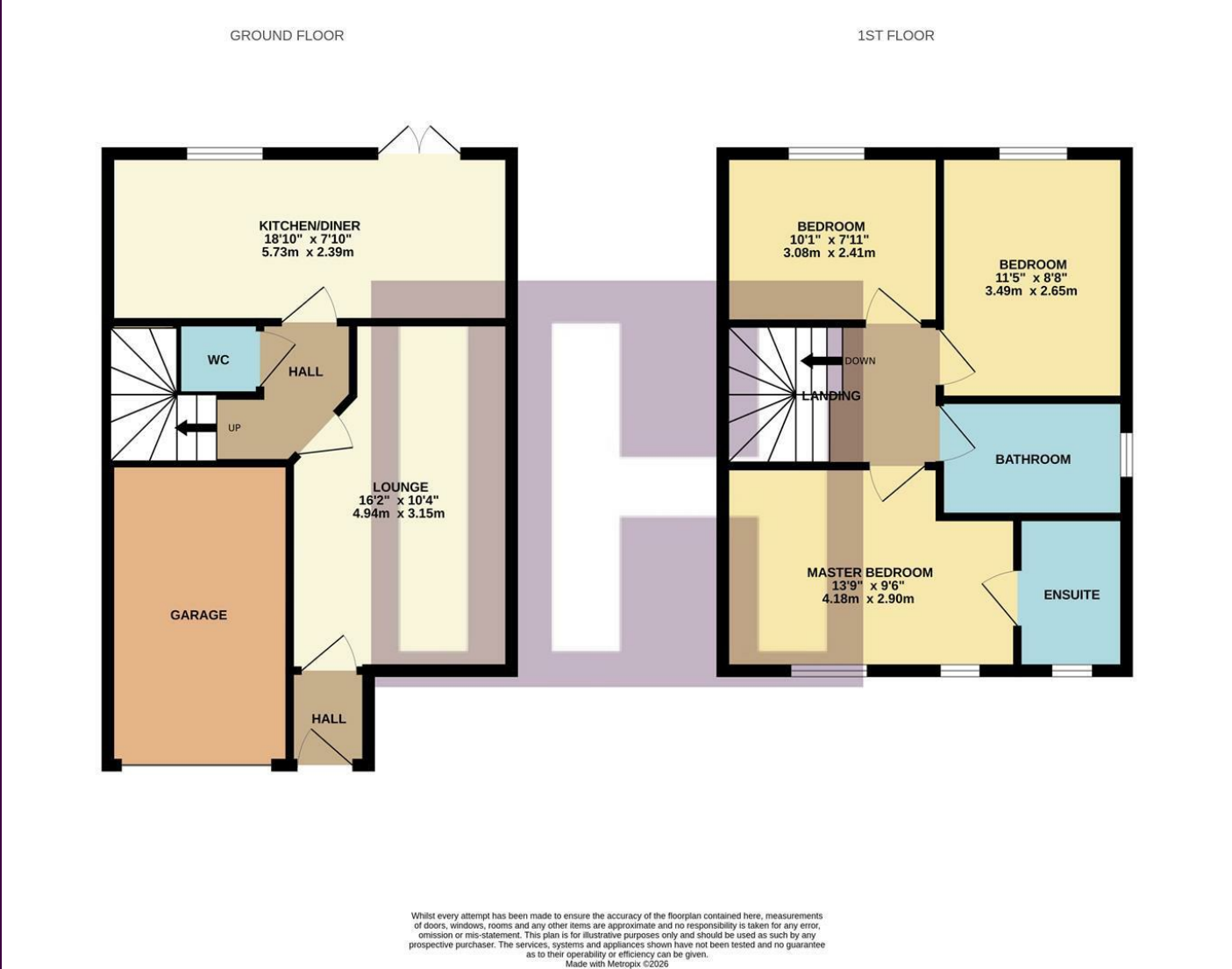
Located within the sought after 'Rings' area of Ingleby Barwick, with fantastic local amenities and 'highly regarded schooling. Enjoying a generous enclosed rear garden with lawn and near-end deck, front drive, and a drive which allows off-road parking.

Internally, the accommodation briefly comprises an entrance hall, lounge, inner hall, cloakroom/WC and open-plan kitchen/diner with 'French' doors to the garden on the ground floor. The first floor delivers three good bedrooms, a particular feature of this style, 'Master' with ensuite, and separate family bathroom.





# The Layout



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

# The Location



Council Tax Band: C  
Tenure: Freehold



- Popular 'Rufford' design
- Available with 'No Forward Chain'
- Favoured 'Rings' location
- Open-plan kitchen/diner, separate lounge
- Generous rear garden, drive and garage
- 'Master' bedroom with ensuite