

Ridge Crescent, Ingleby



Guide Price £220,000

IH INGLEBY HOMES



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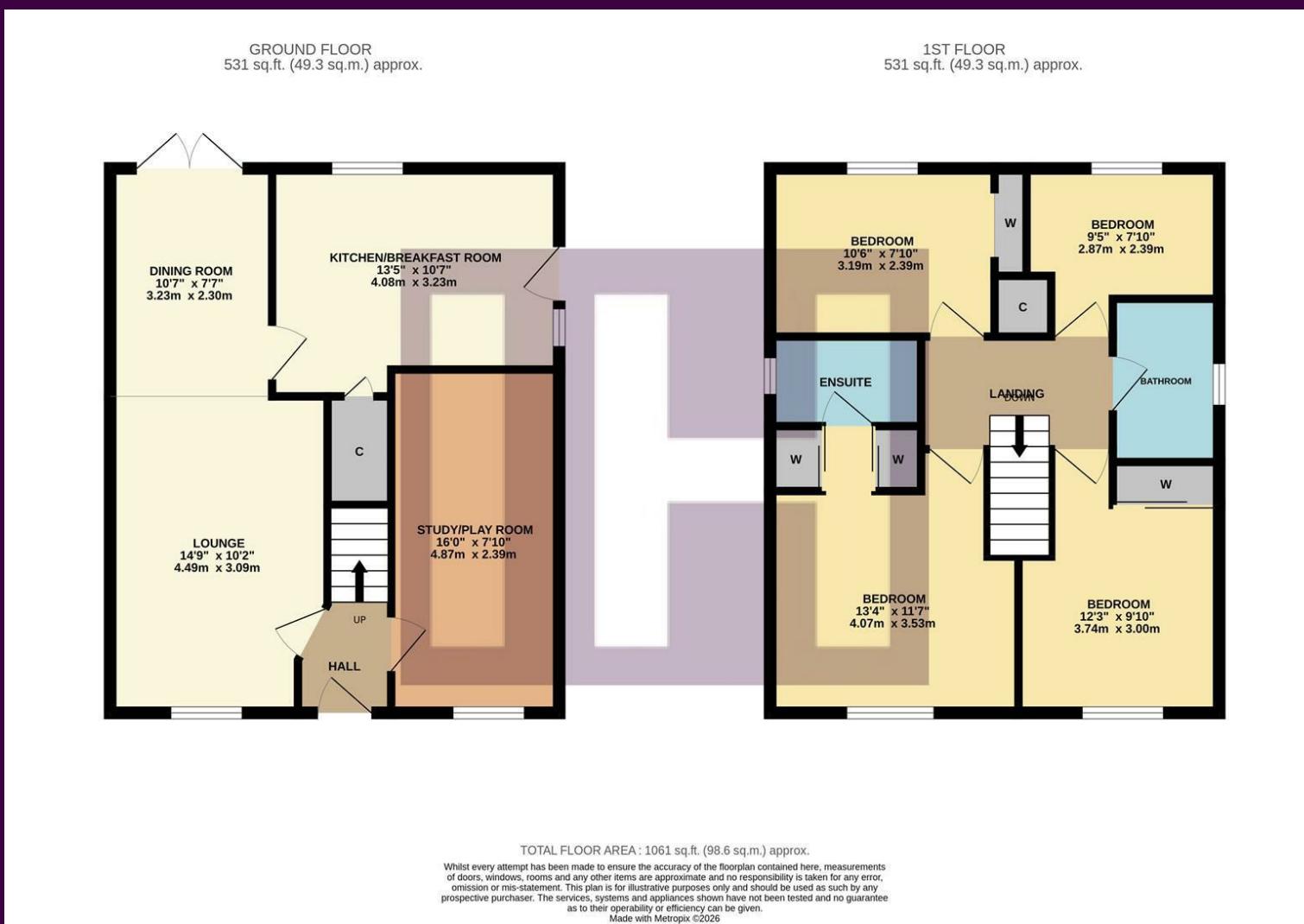
Enjoying a pleasant position within this favoured Broom Hill area, on the outskirts of Ingleby Barwick, and sitting just moments from access to lovely woodland and river walks, whilst enjoying an attractive, southerly facing rear garden.

It is fair to say that some cosmetic attention may be deemed necessary, but this property offers plenty of potential and brings a ground floor that delivers an entrance hall, spacious through-lounge/diner, separate kitchen/breakfast room and additional study/play room provided by way of a well extended garage conversion.



The first floor provides four bedrooms, 'Master' with robes and refitted, fully tiled ensuite, with a coordinated separate family bathroom. Benefiting from full UPVC double glazing, and warmed by gas central heating.

The Layout



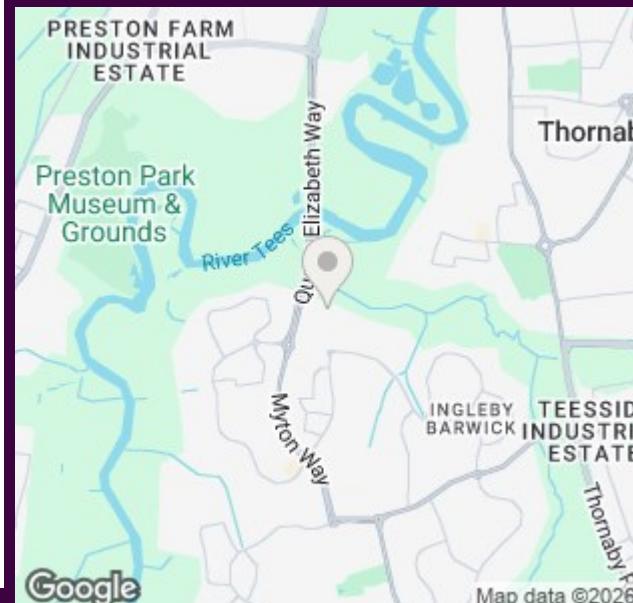
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

The Location



Council Tax Band:
D
Tenure:
Freehold



- A four bedroom detached property
- Lovely position with attractive front outlook
- Garage conversion enhancing ground floor living space
- Master bedroom with robes and refitted, fully tiled ensuite
- Separate, reffited fully tiled family bathroom
- Attractive southerly, and established rear garden
- No forward chain