



55 Bridge Crescent, Ingleby

Guide Price £220,000

IH INGLEBY HOMES





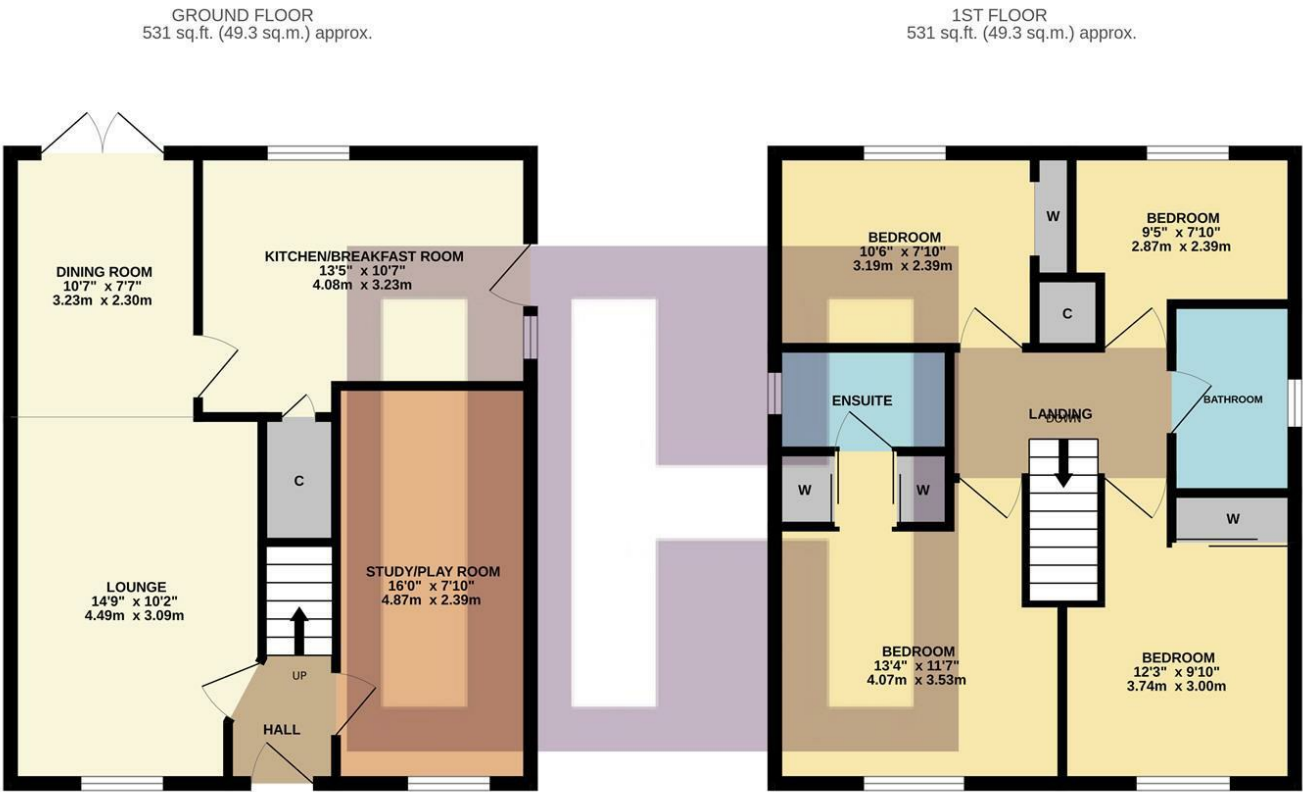
Enjoying a pleasant position within this favoured Broom Hill area, on the outskirts of Ingleby Barwick, and sitting just moments from access to lovely woodland and river walks, whilst enjoying an attractive, southerly facing rear garden.

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. Benefitting from full UPVC double glazing, and warmed by gas central heating.

The Layout



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ 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					
			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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, refitted fully tiled family bathroom
- Attractive southerly, and established rear garden
- No forward chain