

Kirkbride Way, Ingleby Barwick



Asking Price £270,000

**IH** INGLEBY HOMES









Delivering impressively spacious accommodation over three levels, whilst boasting a fabulous, rear 'Orangery' extension, this four bedroom detached property certainly merits early inspection.

Situated within this favoured 'Rings' location, and enjoying an attractive, westerly rear garden, front garden, drive and side garage. Close to fantastic local amenities and 'highly thought of' schooling, this is a property that will certainly appeal to the family buyers.

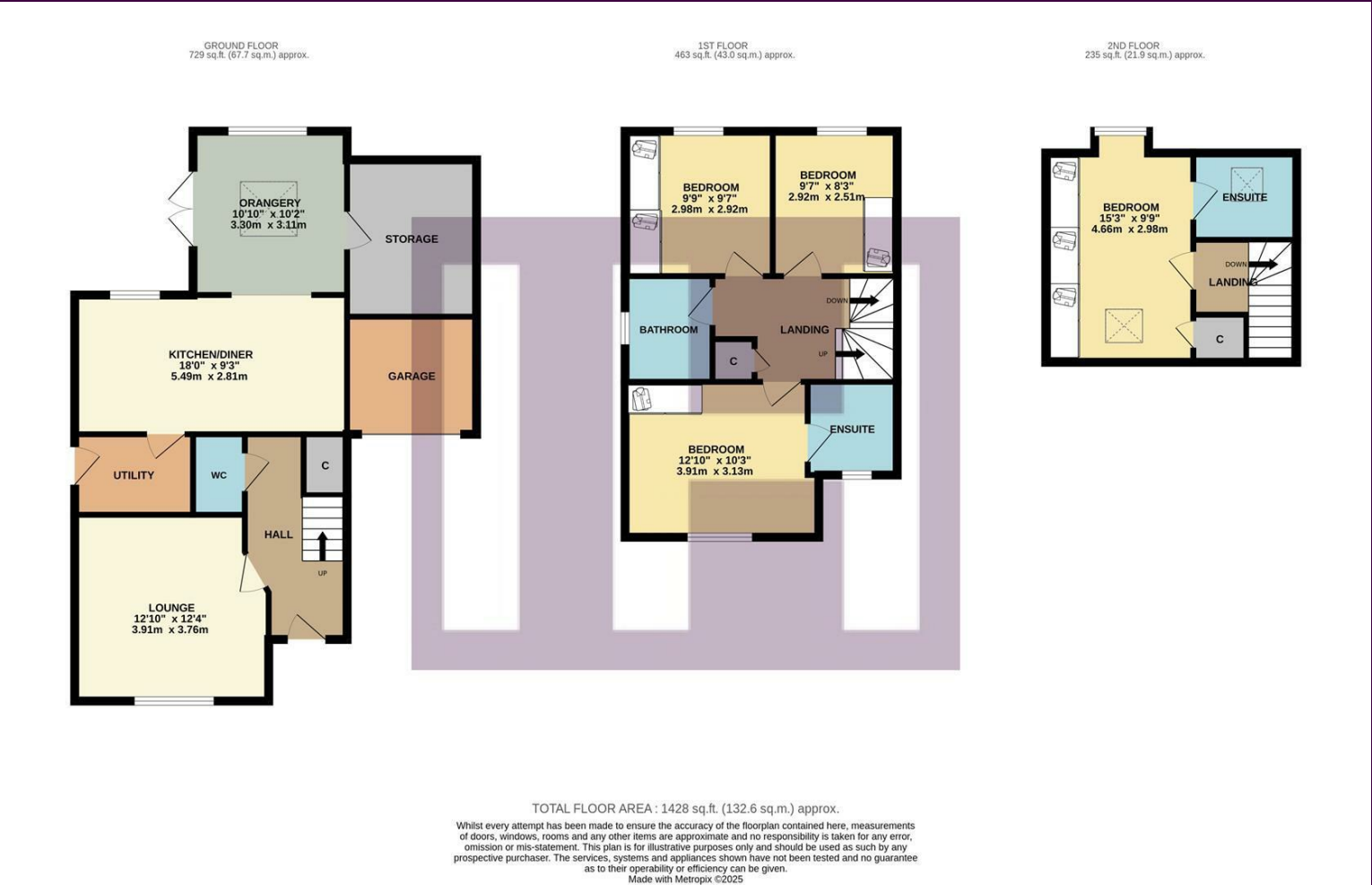
The Orangery is open-plan to the kitchen/diner and significantly enhances the ground floor accommodation, which also brings an entrance hall, cloakroom/WC, independent lounge and utility.



All of the bedrooms provide fitted robes, three of which are found on the first floor, the 'Master' with ensuite, along with the modern family bathroom, whilst a further ensuite benefits bedroom two, which is brought on the second floor.

The fitted solar panel will benefit a new owner, not only with reduced running costs, but with payments returned from the grid courtesy of a tie-in tariff. Approximately 2/3rds of the garage is sectioned off to the rear, and can be accessed internally from the property, offering flexible space that could be adapted to suit.

# 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					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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: D  
Tenure: Freehold





- Impressive four bedroom property with Orangery extension
- Accommodation delivered over three floors
- Fitted robes to all bedrooms, two being ensuite
- Attractive westerly rear garden
- Independent lounge, separate open-plan kitchen/diner
- Viewing advised



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