

# The Rings, Ingleby Barwick



Offers Over £270,000





REDUCED to Offers Over £270,000 FOR LIMITED PERIOD. This handsome, double fronted 'Taylor Wimpey' built property delivers impressive living accommodation, bringing a ground floor that boasts a spacious bay-fronted lounge, separate dining room, kitchen/diner and playroom/sitting room.

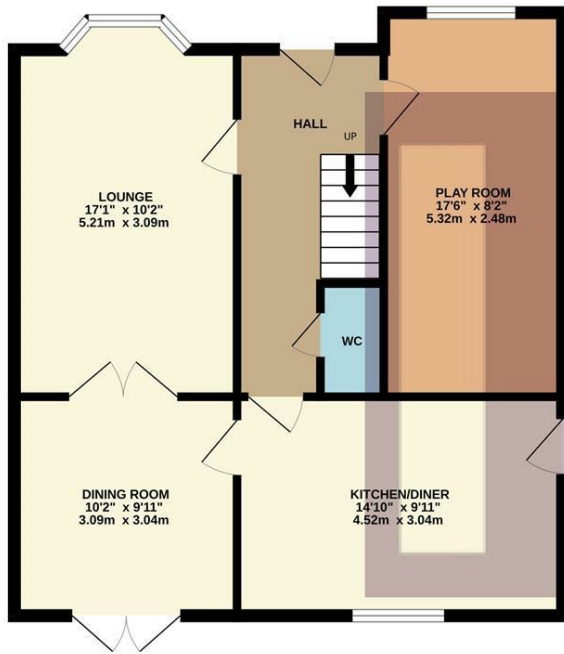
Situated on the favoured 'Rings' development within Ingleby Barwick, and enjoying front garden enclosed in attractive, gated iron rail, an enclosed rear garden with patio, lawn and generous composite deck seating area, rear drive with additional block-paved parking, and garage.



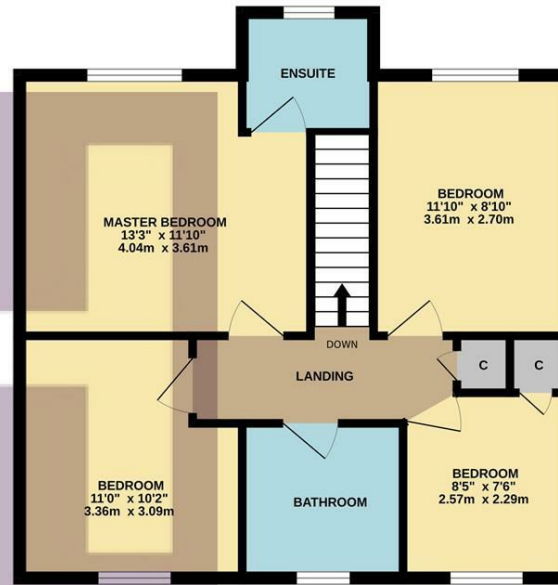
Modern and cared for throughout, the spacious interior very briefly comprises an entrance hall, cloakroom/WC, lounge with double doors adjoining the rear dining room, modern fitted kitchen/diner and separate play room/sitting room to the ground floor. The first floor brings four good bedrooms, 'Master' with ensuite, and separate family bathroom. Internal viewing advised.

# The Layout

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.

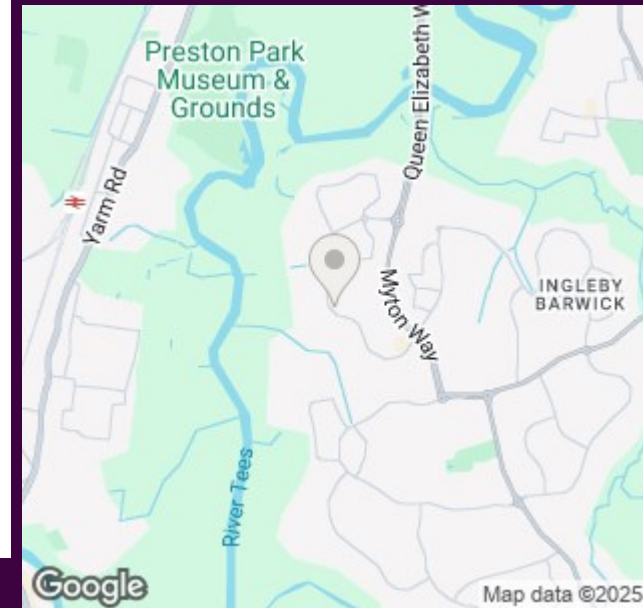


TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
	79		87
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:

E

Tenure:

Freehold



- Handsome, double fronted family property
- Taylor Wimpey built
- Spacious accommodation throughout
- Rear drive and garage, additional parking
- Separate lounge, kitchen/diner, dining room and play room
- Master bedroom with ensuite



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