

# Mastiles Close



'Larger' style, two double bedroom property

Favoured Sober Hall area of Ingleby Barwick

Pleasant front outlook onto greenery

Lengthy drive, garage, and generous garden

Spacious lounge/diner, separate kitchen/breakfast room

**£149,995**

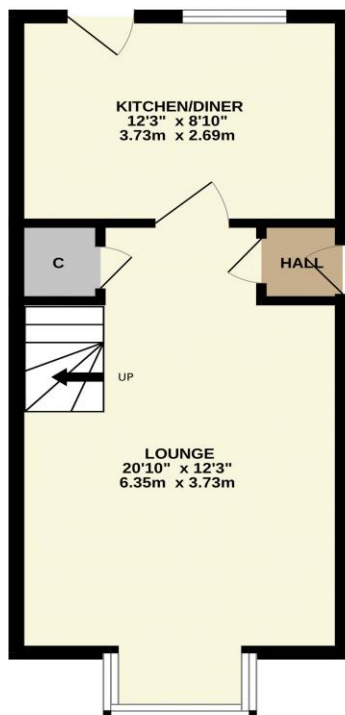




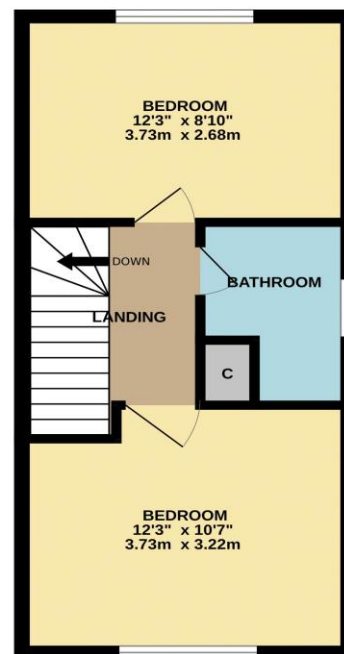
This spacious two double bed roomed property sits in a lovely position within this sought after 'Sober Hall' area of Ingleby Barwick. Tucked off a private drive and enjoying an open front outlook onto greenery, complimented by the generous, south-westerly garden, with a lengthy side drive and garage.

Built to this popular and 'larger' style, the cared for internal accommodation very briefly comprises a side entrance hall, spacious lounge/diner and separate kitchen/breakfast room to the ground floor. The first floor bringing two double bedrooms and the family bathroom.

GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, 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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# “The Ingleby Barwick Experts”



Tenure: Freehold

Council Tax Band: B

EPC Rating: D



AGENTS NOTE: Every care has been taken with the preparation of these details, but they are for general guidance only. Measurements and dimensions are approximate, and any fixtures or fittings shown in photography does not infer that they are to be included within the sale. The agent has not tested any appliances or supplies and professional verification of these should be sought prior to purchase if required. These particulars do not constitute a contract or part of a contract.