

Langleeford Way



Spacious, three double bedroom property

Favoured 'Sober Hall' area of Ingleby Barwick

Landscaped rear garden, front garden, re-laid drive and garage

Lounge, dining room, conservatory and kitchen

'Master' with robes and en-suite

£239,995



Multi-Award Wining

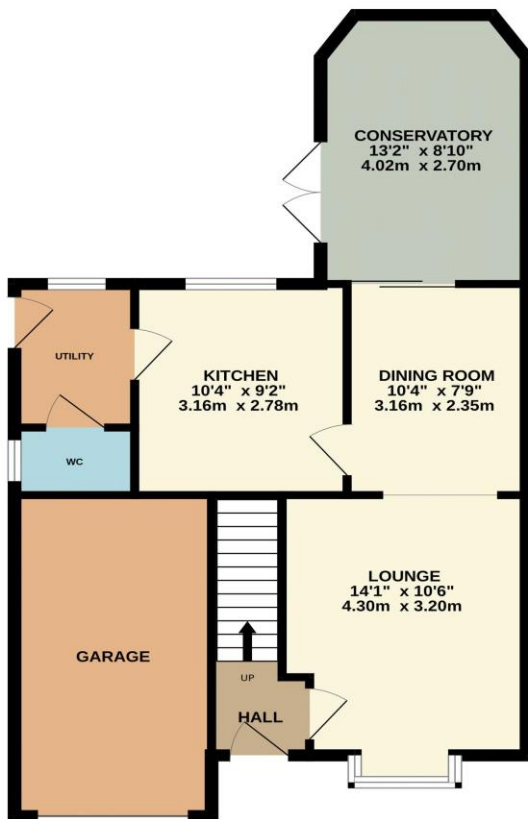


This larger style, three double bedroomed detached property, is located within this favoured, 'Sober Hall' area of Ingleby Barwick.

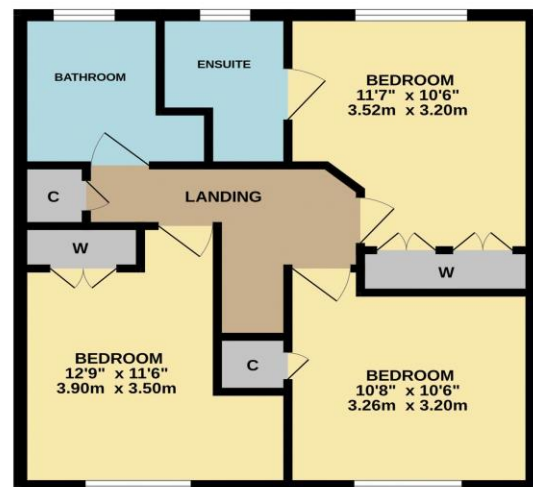
Much improved and attractive throughout, internal inspection is highly recommended. A re-laid front drive allows ample parking, whilst approaching the integral garage, complimented by the lovely landscaped rear garden, with designated seating areas and artificial lawn. Internally, a large conservatory has further enhanced the ground floor living space, which also enjoys an entrance hall, bay-fronted lounge, open-plan dining room, fitted kitchen, utility and cloakroom/WC.

The first floor brings three double bedrooms, 'Master' with ensuite and fitted robes, whilst fitted robes also benefit bedroom two. Some clever remodelling has allowed the inclusion of a separate shower cubicle within the attractive family bathroom.

GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



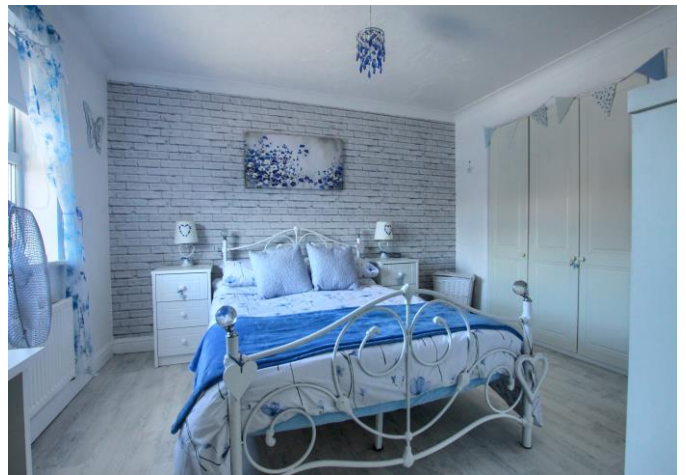
1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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“The Ingleby Barwick Experts”



Tenure: Freehold

Council Tax Band: C

EPC Rating:



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.