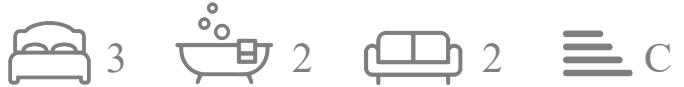




## 9 Broomlee Close

Sober Hall, Ingleby Barwick, TS17 0FD

**Offers in the region of £180,000**



A Immaculate Family Home With The Benefit Of A Garage Conversion Creating Additional Living Space. The Property Accommodates Three Bedrooms With An En-Suite To The Master Bedroom, Spacious Hallway & Cloakroom W.C, Impressive Open Plan Kitchen Which Flows Through To The Dining Room, Delightful Lounge & Conservatory Boasting French Doors Leading To The Garden.

The Gas Combi Boiler Is Serviced Yearly. Windows Are uPVC Double Glazed & Have Been Recently Updated. The Driveway Provides Off-Road Parking For Several Cars.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



## Location:

In Sober Hall, The Property Can Be Accessed Via Sober Hall Avenue & Blair Avenue

Ingleby Mill Primary School - 21 Minute Walk, 3 Minute Drive  
St Francis of Assisi C of E Primary School - 6 Minute Drive  
Barley Fields Primary School - 14 Minute Walk, 3 Minute Drive  
Ingleby Manor Free School & Sixth Form - 25 Minute Walk, 4 Minute Drive  
Fox Covert Inn, Low Ln - 17 Minute Walk, 3 Minute Drive

Distance Times Estimated Using Google Maps.

## Accommodation Comprises:

### Entrance Hallway

Composite Entrance Door, The Hallway Leads To The Lounge, Kitchen, Cloakroom W.C, & Staircase To The First Floor.

### Lounge

14'11 x 12'0 (4.55m x 3.66m)  
uPVC Double Glazed Sliding Patio Doors, Feature Fireplace, Radiator.

### Conservatory

uPVC Double Glazed Windows, Radiator, French Doors To The Rear.

### Kitchen

12'11 x 8'9 (3.94m x 2.67m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink & Mixer Tap, Built-In Oven & Hob With Overhead Extractor Fan, Integrated Washing Machine, Fridge Freezer & Wine Cooler, uPVC Double Glazed Window, Radiator, Opening To The Dining Area.

### Dining Area

15'2 x 7'7 (4.62m x 2.31m)  
Space For Dining Table & Chairs, uPVC Double Glazed Windows x2, Radiator.

### Cloakroom W.C

Fitted With A White Hand Wash Basin & W.C, Radiator, uPVC Double Glazed Window.

### First Floor Landing

Access To Bedrooms & Bathroom.

### Master Bedroom

10'11 x 9'0 (3.33m x 2.74m)  
uPVC Double Glazed Window, Radiator, Door To The En-Suite Shower Room.

### En-Suite Shower Room

Fitted With A White Hand Wash Basin, W.C, Shower Cubicle, uPVC Double Glazed Window, Designer Radiator, Storage Cupboard.

### Bedroom Two

9'4 x 8'7 (2.84m x 2.62m)  
uPVC Double Glazed Window, Radiator.

### Bedroom Three

9'4 x 6'0 (2.84m x 1.83m)  
uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fitted With A Three Piece Suite Comprising; Hand Wash Basin, W.C, Bath, Radiator.

### Energy Efficiency Rating: TBC

The Full Energy Efficiency Certificate Is Available On Request.

### Council Tax Band: C

Estimate - £1,901

### Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

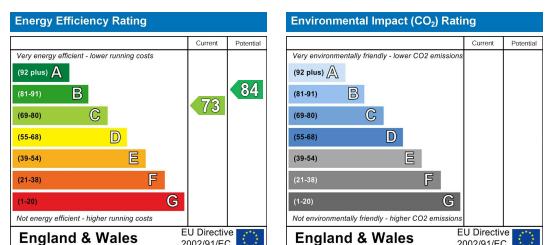
## Area Map



## Floor Plans



## Energy Efficiency Graph



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