



9 Broomlee Close

Sober Hall, Ingleby Barwick, TS17 0FD

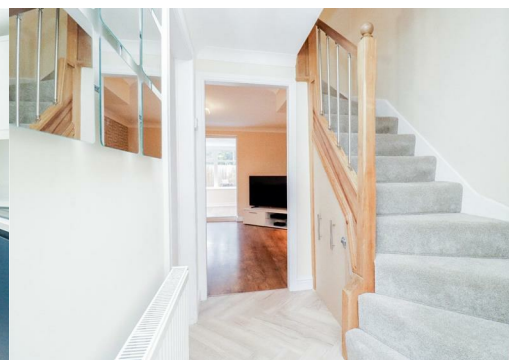
Offers in the region of £180,000



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
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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.

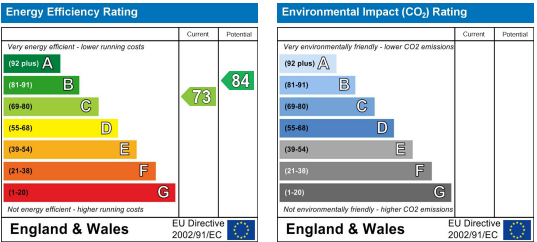
Area Map



Floor Plans



Energy Efficiency Graph



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