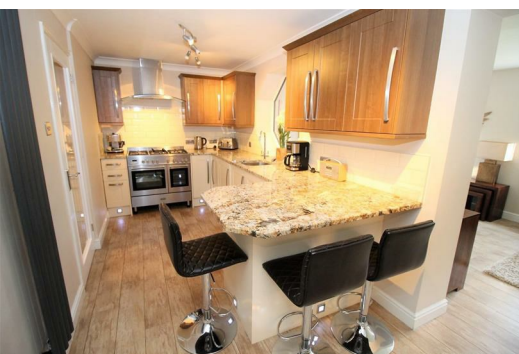




Washford Close, Ingleby Barwick, TS17 0FY
4 Bed - House - Detached
£269,950

Located in the ever so popular Sober Hall estate in Ingleby Barwick, Robinsons are delighted to offer to the market this extended four bedroomed detached family home which must be viewed internally to fully appreciate. The property boasts from a number of improvements including the conversion of the garage into a separate reception room, a generous extension to the rear with a cosy log fire and an extra bedroom to the first floor. The property is in good decorative order throughout and has been looked after by the current owner. The living accommodation briefly comprises: entrance porch, lounge with gas living flame fire and surround, inner hallway with side access, downstairs cloakroom/WC, fitted kitchen/breakfast room with a range of modern base and wall units and spotlights to give it that extra luxury finish. There is space for a double oven and an American style fridge freezer. To complete the ground floor is the conservatory/snug, which has a spectacular skylight allowing plenty of natural light. To first floor are four bedrooms, the master bedroom benefitting from a en-suite shower room/WC and a stylish family bathroom. To the rear of the property is a well maintained garden, mainly laid to lawn with a decking area which is ideal for garden furniture. To the front is a double driveway providing off street parking for up to two cars.



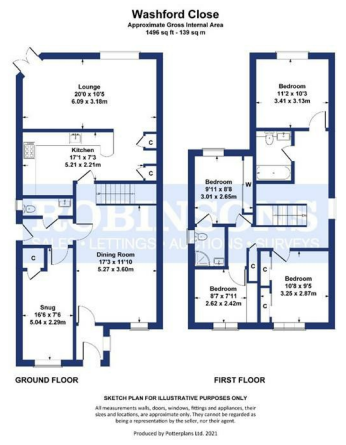
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Washford Close, Ingleby Barwick, TS17 0FY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	A	A
80	80	B	B
79	79	C	C
78	78	D	D
77	77	E	E
76	76	F	F
75	75	G	G

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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