

Smith & Friends are pleased to offer for sale a spacious three bedroom/ two bathroom semi detached house in a pleasant cul de sac location in the popular Broomhill area of Ingleby Barwick a stones throw away from excellent schools for all age groups.

The property offers family sized accommodation with the benefit of a ground floor cloakroom/ wc and first floor en suite shower room to the master bedroom. Offered for sale with either vacant possession or with tenant in situ paying £900 per calendar month.

The Orchard is located off The Pasture only a short walk from local shops, excellent schools for all age groups, local bars and restaurants, regular bus services to Stockton Town Centre and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall, 22' Lounge/ Dining Room with bay window, fitted Kitchen with built in oven and hob, ground floor Cloakroom/ wc, Landing, three Bedrooms - master with mirror fronted fitted wardrobes and En Suite Shower Room/ wc and family Bathroom/wc.

Open plan front garden, driveway providing off street parking, integral garage and enclosed rear garden with paved patio area.

**The Orchard, Stockton-On-Tees, TS17**

**5NA**

**3 Bed - House - Semi-Detached**

**£170,000**

**EPC Rating: C**

**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# The Orchard, Stockton-On-Tees, TS17 5NA



## GROUND FLOOR

Entrance Hall

Lounge/ Dining Room  
22'7 x 9'6 (6.88m x 2.90m)

Kitchen  
11'1 x 5'3 (3.38m x 1.60m)

Cloakroom/ wc  
5'3 x 2'10 (1.60m x 0.86m)



## FIRST FLOOR

Landing

Bedroom 1  
10'6 x 9'6 (3.20m x 2.90m)

En Suite Shower Room/ wc  
6'10 x 4'2 (2.08m x 1.27m)

Bedroom 2  
9'11 x 7'11 (3.02m x 2.41m)

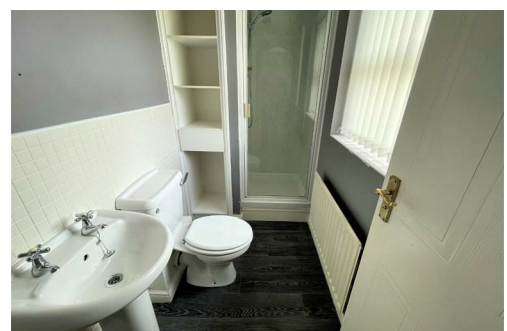
Bedroom 3  
9'10 x 6'5 (3.00m x 1.96m)

Bathroom/ wc  
6'2 x 5'5 (1.88m x 1.65m)

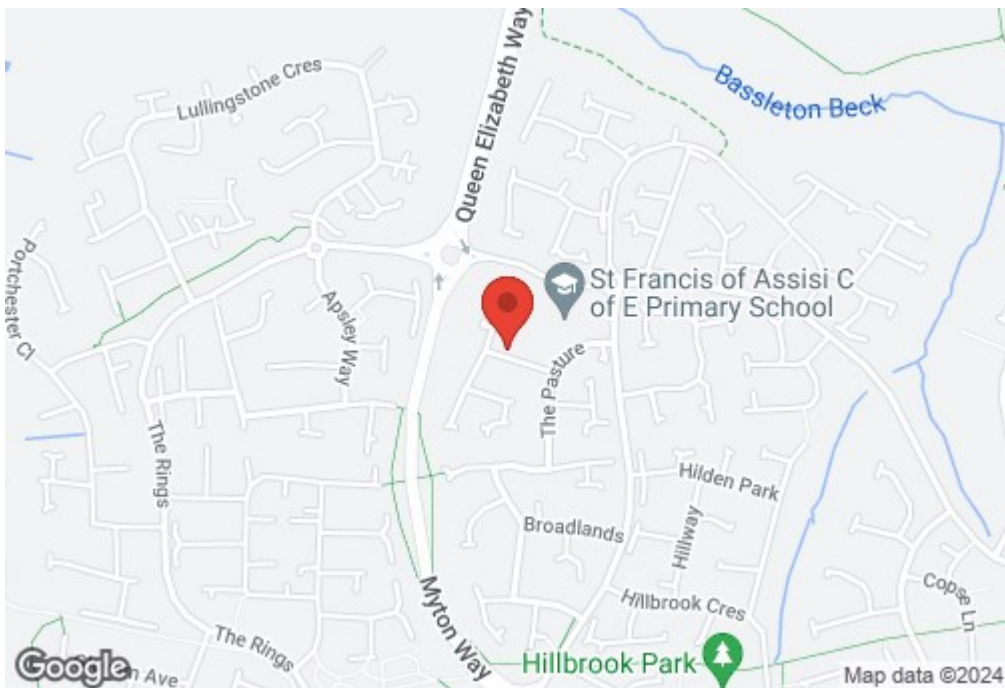


## OUTSIDE

Garage  
17'0 x 8'1 (5.18m x 2.46m)



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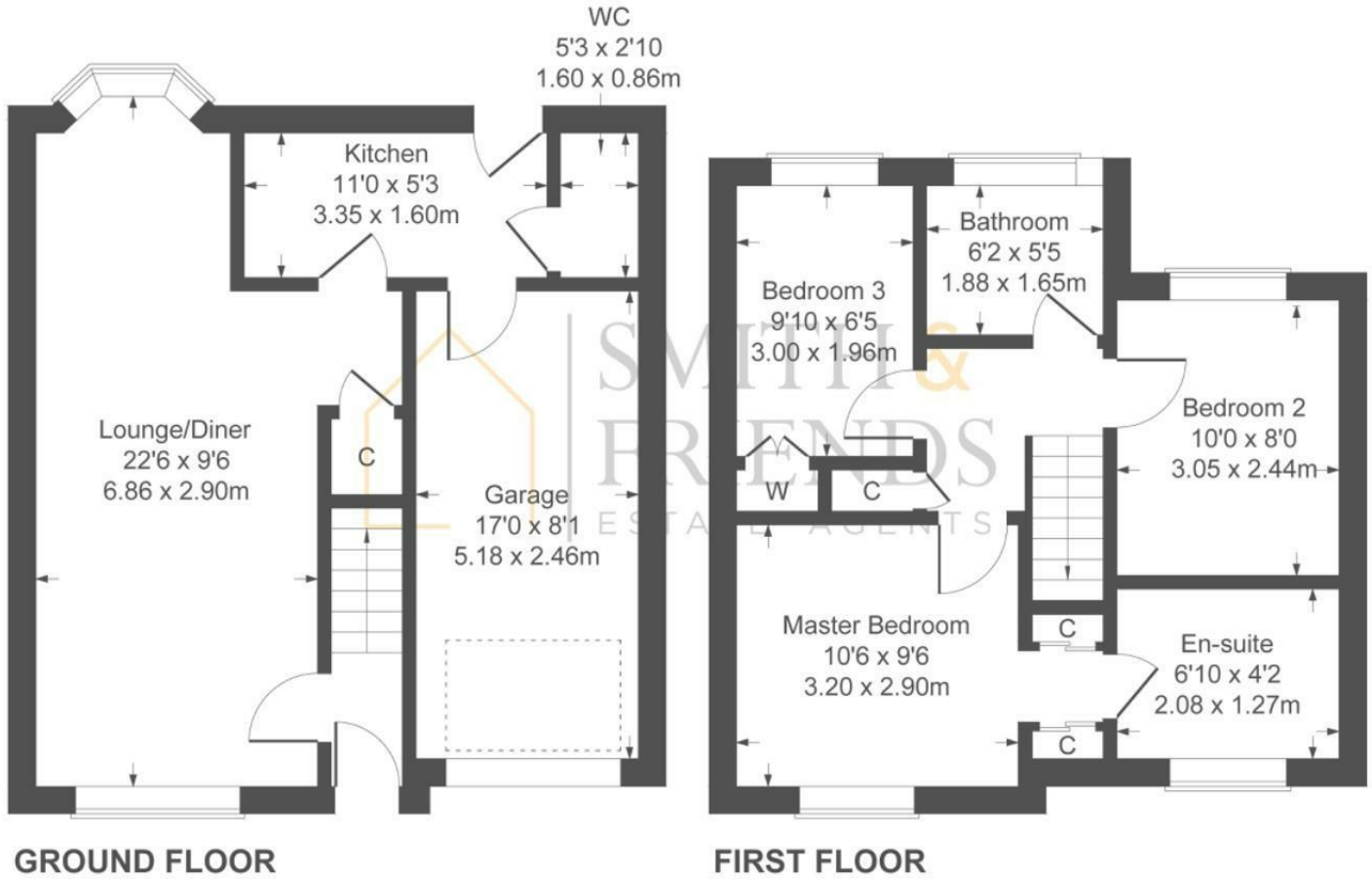


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# The Orchard, Stockton-On-Tees, TS17 5NA

## The Orchard

Approximate Gross Internal Area  
947 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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