



This three bedroom detached house stands on a large corner plot at the head of a pleasant cul de sac with the benefit of a large rear garden which is not directly overlooked, front garden and tarmac driveway providing off street parking with electric vehicle charging point.

The garage has been converted into two rooms comprising storage area and utility area. This can be reinstated has a garage very easily.

Excellent family sized accommodation with the benefit of three double bedrooms, two bathrooms and a large 22' open plan lounge/ dining room with patio doors leading to the rear garden

The property requires modernisation and improvement which has been reflected in the competitive asking price.

Neath Court is located off Blair Avenue in the popular Roundhill area of Ingleby Barwick close to local shops, schools for all age groups and regular bus services.

The accommodation briefly comprises: Entrance Hall, Cloakroom/ wc, spacious 22' Lounge/ Dining Room with feature fireplace, fitted Kitchen/ Breakfast Room with built in oven and hob, Landing, three Bedrooms - master bedroom with mirror fronted fitted wardrobes and En Suite Shower Room/ wc and family Bathroom/ wc.

Viewing recommended.

**Neath Court, Ingleby Barwick, TS17 5DN**

**3 Bedroom - House - Detached**

**£199,995**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



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## GROUND FLOOR

### Entrance Hall

### Cloakroom/ wc

5'2 x 2'8 (1.57m x 0.81m)

### Lounge/ Dining Room

22'2 x 12'0 increasing to 13'8 (6.76m x 3.66m increasing to 4.17m)

### Kitchen

9'8 x 9'8 (2.95m x 2.95m)

### Utility Room

8'2 x 7'8 (2.49m x 2.34m)

### Store

7'10 x 7'8 (2.39m x 2.34m)

## FIRST FLOOR

### Landing

### Bedroom 1

11'0 x 9'10 plus wardrobes (3.35m x 3.00m plus wardrobes)

### En Suite Shower Room/ wc

5'6 x 5'4 (1.68m x 1.63m)

### Bedroom 2

10'8 x 10'0 (3.25m x 3.05m)

### Bedroom 3

11'2 x 7'0 increasing to 11'2 (3.40m x 2.13m increasing to 3.40m)

### Bathroom/ wc

7'10 x 5'2 (2.39m x 1.57m)



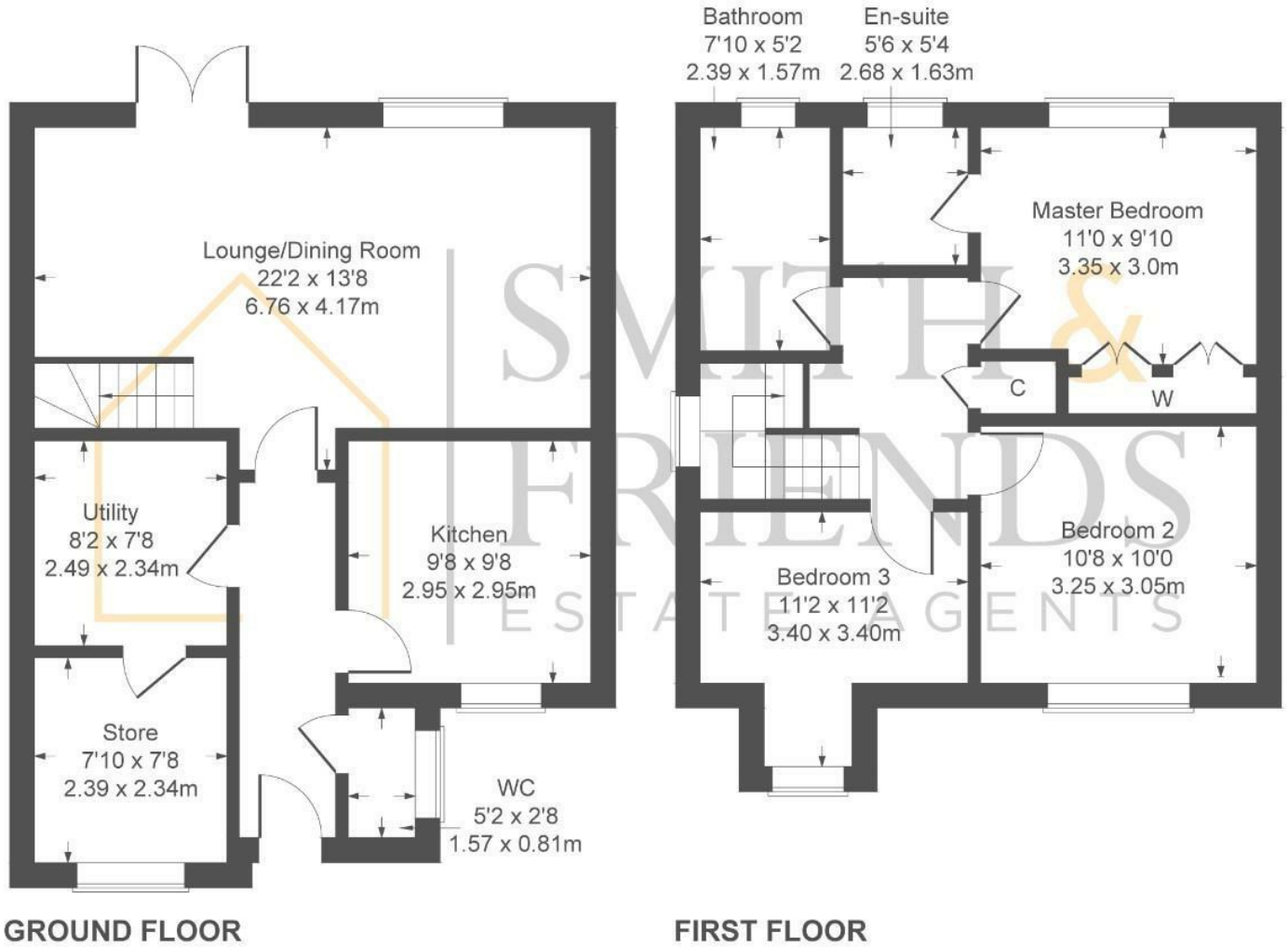
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# Neath Court

Approximate Gross Internal Area  
1096 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2024  
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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. We 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			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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