



SMITH & FRIENDS are pleased to Bring to the Market this Rare and Superb 3 Bedroom Detached Bungalow, Located in the Popular Area of Beckfields, Ingleby Barwick.

The Property Accommodation Briefly Comprises of: Reception Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Conservatory, 3 Bedrooms, En-Suite to Master Bedroom and Bathroom/W.C.

The Property Benefits from Central Heating, UPVC Double Glazing, Integral Garage, Single Driveway and a Lovely Front Garden, and an Enclosed Rear Garden.

Viewings Highly Recommended for this Property.

Oakhurst Close, Ingleby Barwick, TS17 0UN

3 Bed - Bungalow - Detached

£320,000

EPC Rating: D

Council Tax Band: E

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Lounge into Dining Area
26'6" x 12'9" (8.09m x 3.91m)

Kitchen
14'11" x 12'9" (4.56m x 3.89m)

Conservatory
10'9" x 7'10" (3.28m x 2.40m)

Bedroom 1
11'11" x 10'2" (3.65m x 3.12m)

En-Suite
8'7" x 5'1" (2.62m x 1.57m)

Bedroom 2
11'6" x 9'2" (3.53m x 2.81m)

Bedroom 3
9'5" x 9'3" (2.89m x 2.83m)

Bathroom/w.c.
11'6" x 7'3" (3.51m x 2.21m)

Garage
15'4" x 13'9" (4.69m x 4.2m)



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, conveyancing and removal 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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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