



Smith & Friends are pleased to offer for sale a three bedroom detached house in the sought after Lowfields area of Ingleby Barwick. In a quiet cul de sac location on a good sized plot with large front garden, south east facing rear garden with paved patio area, a long driveway for several cars and larger than average brick garage.

The property has the benefit of gas central heating, upvc double glazing and a modern fitted kitchen with integrated appliances. There is excellent potential for further improvement and redecoration to a purchasers own taste.

Stonechat Close is located off Wheatear Lane in a sought after and established residential area off Middle Road. Only a short walk from local shops, excellent schools for all age groups, regular bus services and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

The accommodation briefly comprises: Entrance Hall with stairs to the first floor, spacious Lounge with feature fireplace, fitted Kitchen/ Dining Room with french doors to the rear garden, Landing, three Bedrooms - master bedroom with mirror fronted sliding door fitted wardrobes and Wetroom/ wc with white suite and electric shower.

Offered for sale with the benefit of no onward chain.

Stonechat Close, Ingleby Barwick, TS17

0TH

3 Bed - House - Detached

O.I.R.O £190,000

EPC Rating:

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Stonechat Close, Ingleby Barwick, TS17 0TH



GROUND FLOOR

Entrance Hall

Lounge

13'10 x 12'4 (4.22m x 3.76m)

Kitchen/ Dining Room

15'8 x 10'10 (4.78m x 3.30m)

FIRST FLOOR

Landing

Bedroom 1

14'10 x 8'6 including wardrobes (4.52m x 2.59m including wardrobes)

Bedroom 2

9'10 x 9'2 (3.00m x 2.79m)

Bedroom 3

9'2 x 6'10 including stairhead (2.79m x 2.08m including stairhead)

Bathroom/ wc

6'2 x 6'0 (1.88m x 1.83m)

OUTSIDE

Garage

17'0 x 9'4 (5.18m x 2.84m)

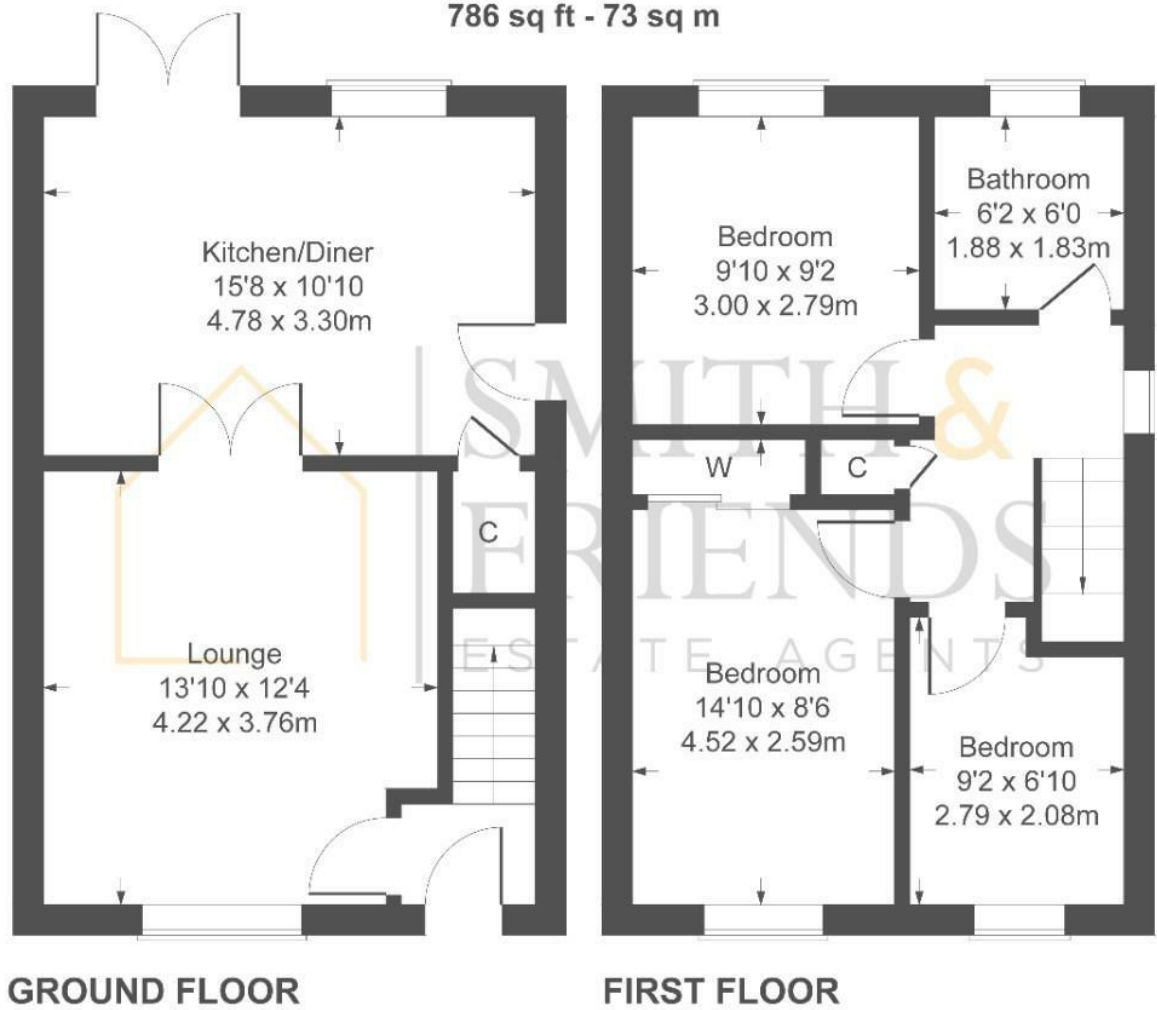


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Stonechat Close

Approximate Gross Internal Area
786 sq ft - 73 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (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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