



*** NO CHAIN ***
 *** IDEAL FOR FIRST TIME BUYER ***
 *** IDEAL FOR AN INVESTOR TO POTENTIALLY CONVERT INTO A 3/4 BEDROOM ***

SMITH & FRIENDS are Proud to Bring to the Market, a Rarely Available Two Bedroom Detached Home, Located within the Popular Area of Lowfield's, Ingleby Barwick., Nestled within a corner of a cul-de-sac on Harebell Close. The Property sits on a Generous Plot Size Offering a Large Rear Garden, Providing an Opportunity to Expand on the Side and Rear of the Property Subject to Planning Consent.

The Property Briefly Consists of; Entrance Hall with Staircase to First Floor, Lounge, Separate Kitchen/Dining Area with access to the Rear Garden. To the First Floor are Two Bedrooms and a fitted, Three Piece Family Bathroom.

Externally, to the Front is a Paved Driveway Providing Ample Space for Off-Road Parking.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

Harebell Close, Ingleby Barwick, TS17 0SL
2 Bed - House - Detached
£145,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



Harebell Close, Ingleby Barwick, TS17 0SL

GROUND FLOOR

Entrance Hallway
4'5" x 3'11" (1.35m x 1.21m)

Lounge
13'5" x 10'2" (4.09m x 3.11m)

Kitchen / Diner
9'2" x 13'3" (2.80m x 4.04m)

FIRST FLOOR

Landing
2'11" x 6'3" (0.91m x 1.92m)

Bedroom 1
13'3" x 10'2" (4.05m x 3.11m)

Bedroom 2
9'3" x 6'8" (2.83m x 2.04m)

Bathroom
5'5" x 6'2" (1.67m x 1.89m)



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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(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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