



*** NO CHAIN ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

SMITH & FRIENDS are pleased to bring to the market this Stunning and Spacious Three Bedroom Semi-Detached Property located in the popular Lowfield's area of Ingleby Barwick, close to the local amenities of Ingleby Barwick.

The property comprises of a reception hallway, living room and a featured fireplace/media wall, leading to a good sized kitchen/diner which is complete with integrated electric oven and microwave, Gas hob, and integrated fridge/freezer. Leading off the kitchen is a large conservatory with a beautiful wooden flooring which then looks out on to the rear garden.

On the first floor there is a master bedroom with ensuite, complete with a walk-in shower, WC and sink. There are two further double bedrooms on this floor. The family bathroom is complete with white bathroom suite with shower over head, WC and sink.

Stonebridge Crescent, Ingleby Barwick, Stockton-On-Tees, TS17 5AZ

3 Bed - House - Semi-Detached

£185,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



Stonebridge Crescent, Stockton-On-Tees, TS17 5AZ

GROUND FLOOR

- Entrance Porch
2'10" x 3'5" (0.88m x 1.06m)
- Lounge
13'11" x 10'3" (4.25m x 3.14m)
- Kitchen / Diner
11'3" x 19'9" (3.44m x 6.03m)
- Conservatory
11'10" x 10'3" (3.62m x 3.13m)

- Inner Hallway
2'11" x 3'1" (0.90m x 0.94m)

- GARAGE
16'6" x 8'0" (5.03m x 2.44m)

FIRST FLOOR

- Landing
5'10" x 2'10" (1.79m x 0.88m)
- Bedroom 1
11'10" x 8'6" (3.63m x 2.60m)
- En-Suite
8'0" x 5'3" (2.45m x 1.61m)
- Bedroom 2
10'0" x 10'6" (3.06m x 3.21m)
- Bedroom 3
7'11" x 8'9" (2.42m x 2.67m)
- Bathroom
7'11" x 5'1" (2.43m x 1.56m)



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	81
		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

