



Melford Grove, Ingleby Barwick, TS17 0YF
3 Bed - House - Semi-Detached
£177,500

Council Tax Band: C
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Melford Grove, Ingleby Barwick, TS17 0YF

*** IDEAL FOR FIRST TIME BUYER ***

*** POTENTIAL BUY-TO-LET PROPERTY ***

*** SOUTH FACING REAR GARDEN ***

New to the market this lovely three bedroom semi-detached property located within a quiet cul-de-sac position in the popular Beckfields Area of Ingleby Barwick within walking distance of local schools and amenities

The Property briefly consists of, entrance hall with additional cloakroom, lounge, and spacious open-plan kitchen/diner to the ground floor with patio doors leading to the rear garden.

The first floor provides a landing with access to Master bedroom with Fitted wardrobes and storage cupboard, bedroom 2 (Currently used a walk-in wardrobe room), Bedroom 3 and a separate family bathroom. Externally, the property benefits from an private enclosed rear garden "South Facing", with a small lawn area to the front with Single driveway and garage.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

GROUND FLOOR

Entrance Hall

4'6" x 3'8" (1.38m x 1.13m)

Lounge

9'7" x 13'5" (2.94m x 4.09m)

Kitchen / Diner

15'7" x 10'7" (4.75m x 3.23m)

FIRST FLOOR

Landing

6'2" x 6'4" (1.90m x 1.95m)

Bedroom 1

13'4" x 8'6" (4.07m x 2.61m)

Bedroom 2

9'4" x 8'11" (2.87m x 2.73m)

Bedroom 3

6'3" x 10'11" (1.92m x 3.35m)

GARAGE





Ground Floor



Floor 1

Approximate total area¹⁾

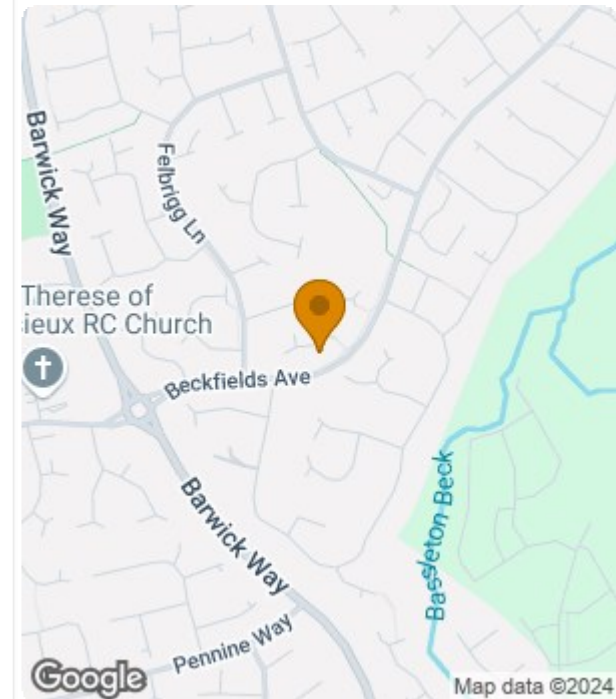
710.85 ft²
66.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	

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.

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