



Condercum Green, Ingleby Barwick, TS17 5LF
5 Bed - House - Townhouse
£260,000

Council Tax Band: D
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Condercum Green, TS17 5LF

*** SOUGHT-AFTER POSITIONED FAMILY HOME ***

*** FIVE BEDROOM TOWNHOUSE ***

*** CLOSE TO LOCAL AMENITIES & SCHOOLS ***

New to the Market this Lovely Contemporary Five Bedroom Townhouse Family Home, positioned within the sought-after area of 'The Rings', Ingleby Barwick.

This property would be the perfect home for a family, with lovely views overlooking Condercum Green, providing plenty of outdoor space to enjoy, and close to local amenities and schools.

The Property briefly consists of; Entrance Hallway, Lounge with Inner Hall leading to a Downstairs WC/Cloakroom. The rear of the property has a previously converted Garage creating an extended open plan Kitchen/Diner with additional Family Entertainment Space.

The First Floor provides Three Double Bedrooms, with a modern and spacious Family Bathroom.

The Second Floor has the Master Bedroom with a Shower En-Suite and an additional fifth Double bedroom with Walk in dressing room.

Externally, the property has a desirable south-facing rear garden, with a shed neatly hid away at the back of the garden, and a long driveway providing plenty of off-street parking to the rear. The front of the property benefits from a Footpath overlooking the beautiful Condercum Green.

Early viewings are advised, call Smith & Friends Estate Agents - Ingleby Barwick to arrange a viewing.

GROUND FLOOR

Lounge

18'9" x 10'7"

Additional Storage Cupboard

Inner Hall

Downstairs WC

Kitchen / Dining Room

23'9" x 18'1"

Additional Family space

Family Room

14'11" x 7'6"

French Doors to the Rear Garden, Plus Storage Cupboard with Space for Utilities

FIRST FLOOR

Landing

Bedroom 2

13'1" x 10'0"

Bedroom 3

11'2" x 9'11"

Bedroom 4

9'8" x 8'5"

Family Bathroom

SECOND FLOOR

Landing

Master Bedroom

14'4" x 11'4"

En-suite

Bedroom 5

13'1" x 10'0"

With Additional Storage Cupboard and Dressing Room

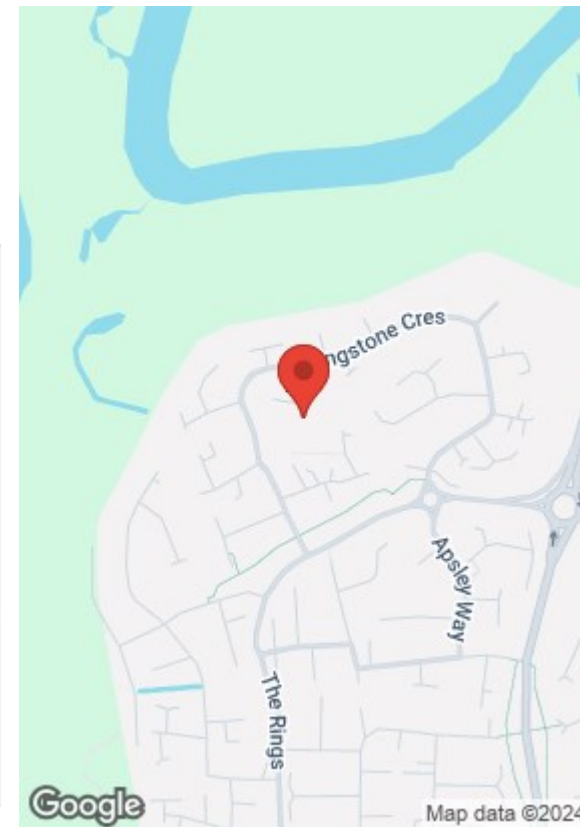
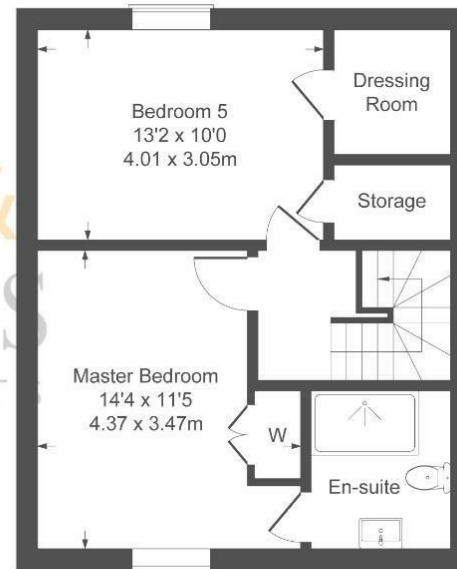
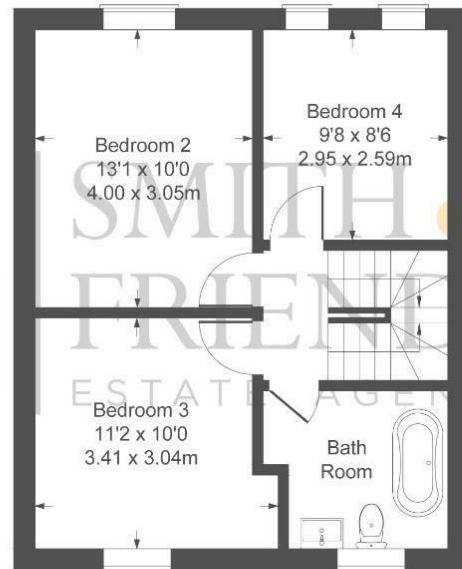






Condercum Green

Approximate Gross Internal Area
1604 sq ft - 149 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	

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS