



Kirknewton Grove, Ingleby Barwick, TS17 0PS
3 Bed - House - Semi-Detached
£177,950

Council Tax Band: C
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Kirknewton Grove, TS17 0PS

*** NO FORWARD CHAIN ***

*** LOCATED WITHIN A SOUGHT AFTER AREA ***

New to the Market, this Lovely three bedroomed semi detached property, set within a pleasant and quiet cul de sac. Located within the Popular Sober Hall Area of Ingleby.

The Property briefly comprises of; Entrance Hall with laminate flooring flowing throughout the Downstairs Cloakroom/WC, and Spacious Lounge with a set of Double Doors to a refitted Kitchen/Dining Area with an attractive range of wall and floor units and tiled floor.

The First floor has Two Double Bedrooms (Master with Built-in Wardrobes) and a Single Bedroom. Off the landing the property has a Family Bathroom/WC with White Suite.

Externally, the property has a lawn to the front of the property with a long driveway to the side, leading to a Single Detached Garage. The rear of the property has an enclosed well maintained lawn garden with a patio area, benefitting from being a South West Facing Garden.

Early Viewing's Advised with Smith & Friends Estate Agents - Ingleby Barwick

GROUND FLOOR

Entrance Hall
5'7" x 3'4"

Downstairs WC
5'9" x 2'4"

Living Room
14'0" x 11'11"

Kitchen / Diner
9'9" x 15'6"

FIRST FLOOR

Landing
4'1" x 5'11"

Bedroom 1
8'5" x 13'5"

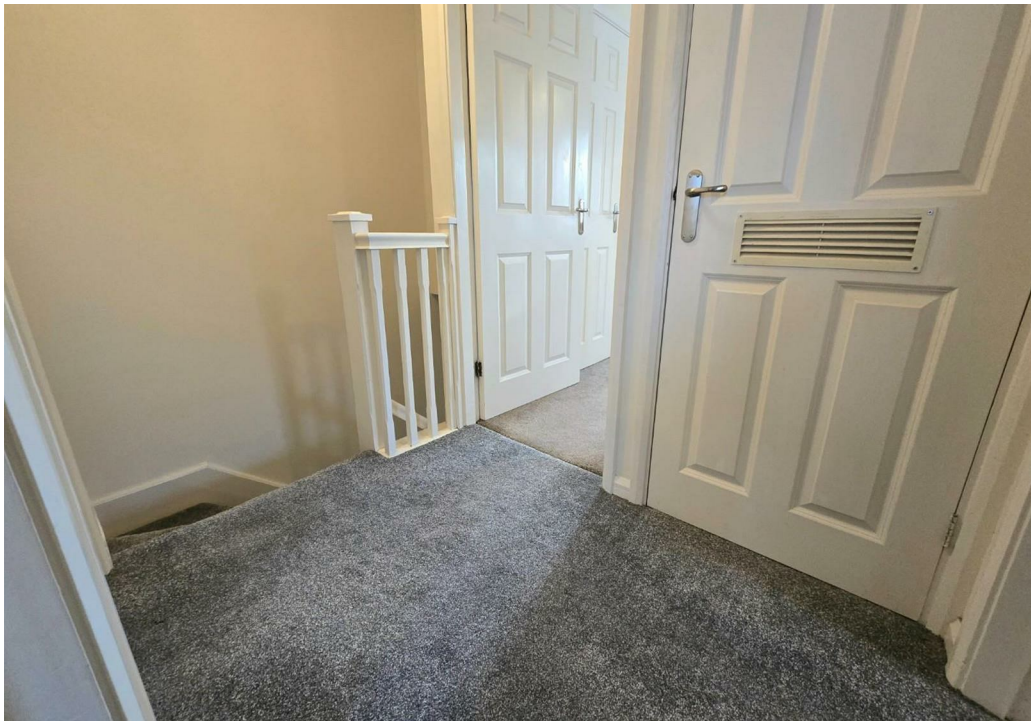
Bedroom 2
9'0" x 9'4"

Bedroom 3
9'1" x 6'0"

Family Bathroom
6'4" x 5'6"

DETACHED SINGLE GARAGE
18'8" x 9'1"









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

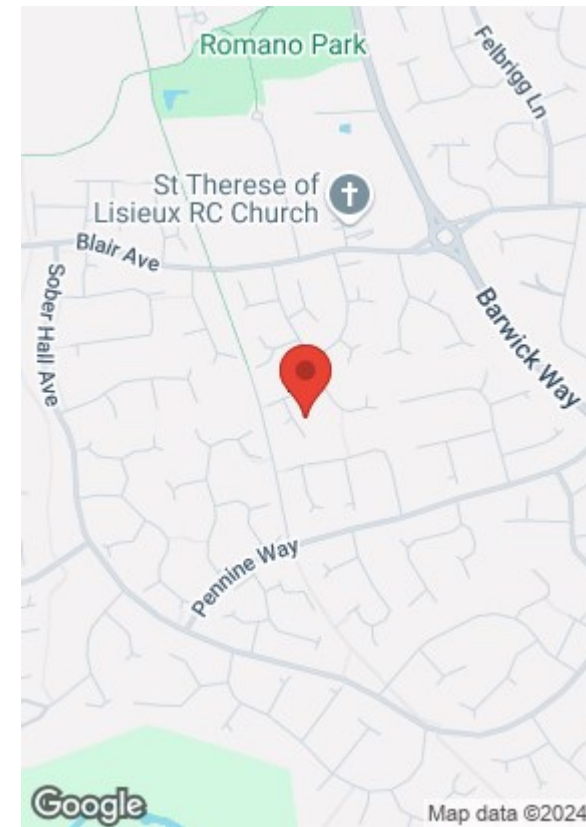
Approximate total area⁽¹⁾
888.57 ft²
82.55 m²

(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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