



**Washford Close, Ingleby Barwick, Stockton-On-Tees, TS17 0FY**  
**4 Bed - House - Detached**  
**£365,000**

**Council Tax Band: E**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH & FRIENDS**  
ESTATE AGENTS



## Washford Close, Ingleby Barwick, TS17 0FY

\*\*\* SOUGHT AFTER AREA WITHIN INGLEBY BARWICK \*\*\*

\*\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\*\*

\*\*\* FIVE RECEPTION ROOMS \*\*\*

New to the Market with Smith & Friends, we are proud to bring to the market this generous sized four bedroom detached family home. The property is positioned within a quiet cul-de-sac, situated within the sought after area of 'Sober Hall' Ingleby Barwick.

The property briefly comprises of; Entrance Hall, with Living Room, and Study at the front of the property, whilst the rear of the property has a Dining Room, Breakfast Room, Kitchen, Downstairs WC/Cloakroom, and a good sized Conservatory.

The first floor provides four good sized bedrooms, two bedrooms with spacious En-Suites, with Three Bedrooms having fitted wardrobes, and a family bathroom located off the landing.

Externally, the property is situated on a generous sized plot with a lovely enclosed rear garden, with a summer house, whilst the front of the property boasts a great sized drive giving ample of off-road parking for up to four cars and a double detached garage.

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

### GROUND FLOOR

Entrance Hall

Study

9'7" x 8'2"

Living Room

15'7" x 11'3"

Downstairs WC

Dining Room

10'0" x 8'9"

Breakfast Room

8'9" x 6'8"

Kitchen

14'7" x 9'1"

Conservatory

16'9" x 13'7"

### FIRST FLOOR

Landing

Bedroom 1

12'5" x 11'3"

En-Suite

Bedroom 2

11'8" x 9'1"

En-Suite

Bedroom 3

8'8" x 8'7"

Bedroom 4

8'7" x 8'2"

Family Bathroom

DETACHED DOUBLE GARAGE

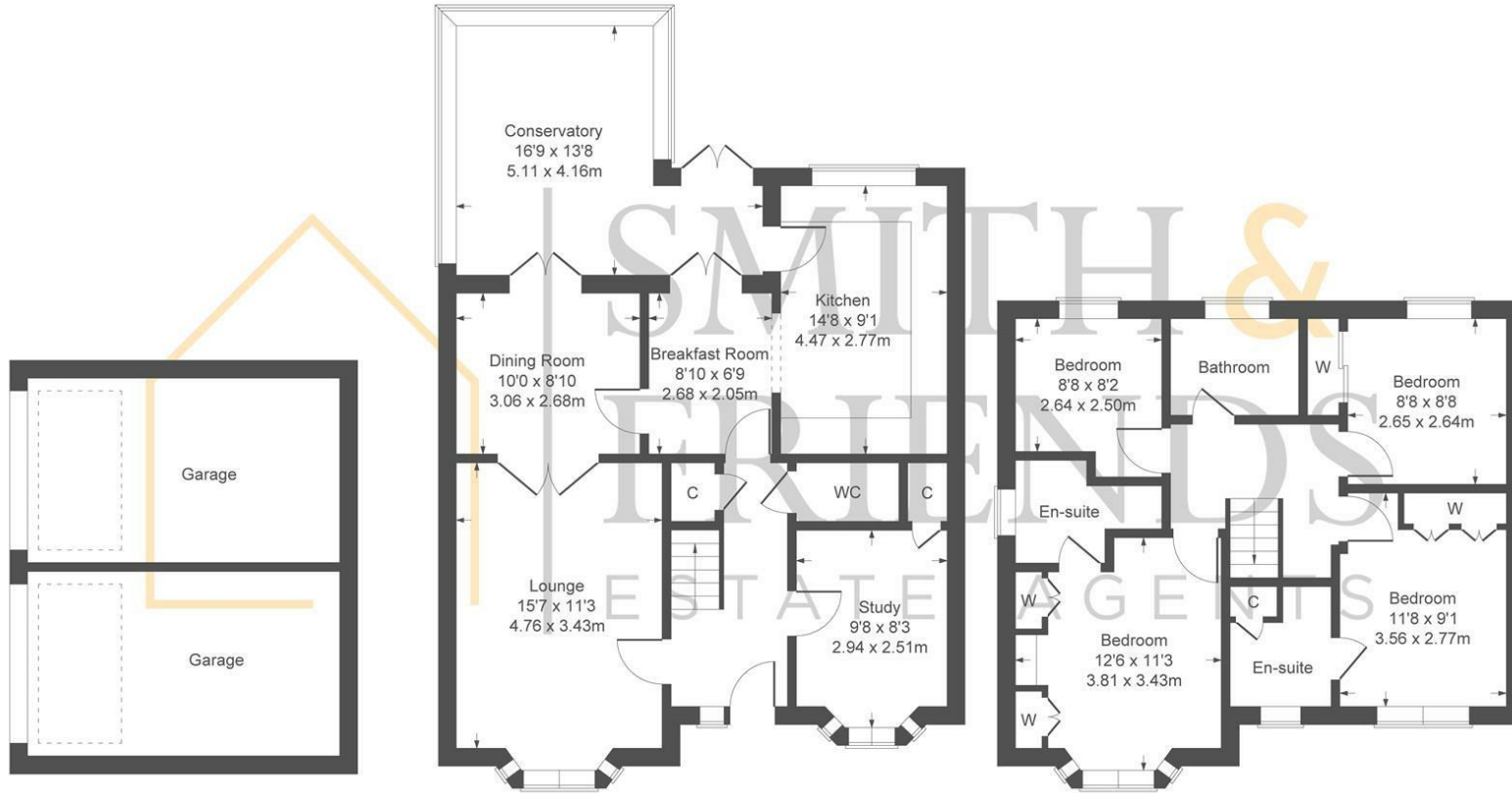




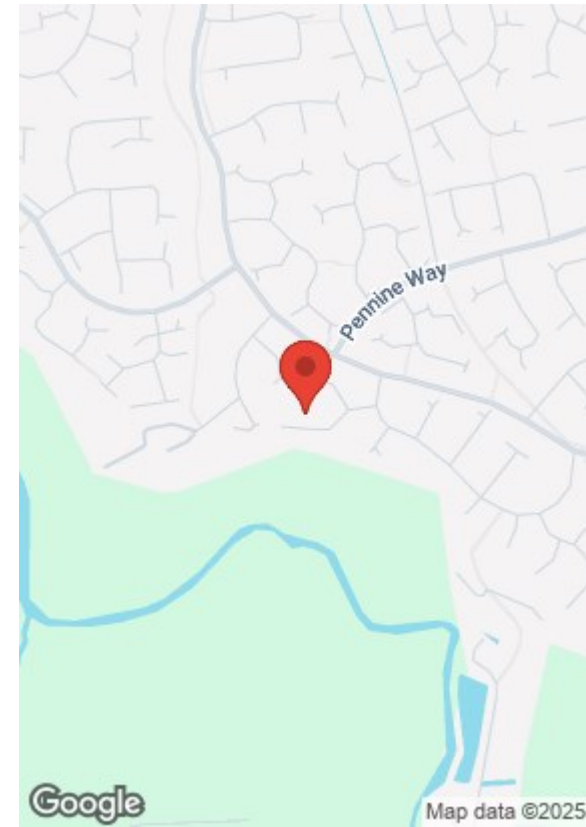


# Washford Close, Ingleby Barwick

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(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.

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

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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