



**Hilden Park, Ingleby Barwick, Stockton-On-Tees,
TS17 5AJ
3 Bed - House - Detached
£234,950**

**Council Tax Band: D
EPC Rating:
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Hilden Park, Ingleby Barwick, TS17 5AJ

*** NO CHAIN SALE ***

*** TWO RECEPTION ROOMS ***

*** DOUBLE ASPECT VIEWS WITHIN THE LIVING ROOM ***

NEW TO THE MARKET, this beautiful three bedroom detached family home, situated within the popular Broomhill area of Ingleby Barwick. Located close to local amenities, and highly rated schools, ideal for First Time Buyers.

This property is a good sized family home and briefly comprises of; Entrance Hall, Downstairs WC, Spacious Double Aspect Views within the Living room, additionally benefitting from a Bay Window to the front and French Doors to the rear. The property also has a Second Reception Room, currently used as a Dining Room with a Bay Window, and a Fitted Kitchen with understairs storage cupboard.

The First Floor boasts a Spacious Landing, generous sized Master Bedroom with Fitted Wardrobes and an En-Suite Shower Room. Leading off the landing you will find another Double Bedroom and a Third Bedroom, including a Three Piece Family Bathroom.

Externally, the property sits on a corner plot, benefitting from being double fronted, with a well maintained lawn area to the front of the property, including a Driveway for up to 2 cars and a single detached garage. To the rear of the property you will find an enclosed garden with multiple areas created to capture the sun throughout the day.

For a viewing contact SMITH AND FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

FIRST FLOOR

Entrance Hall
9'1" x 8'10"

Living Room
17'8" x 10'8"

Downstairs WC
6'1" x 2'9"

Dining Room
12'5" x 7'9"

Kitchen
13'3" x 9'4"

FIRST FLOOR

Landing
9'2" x 6'5"

Bedroom 1
15'4" x 10'11"

En-Suite Shower Room
6'11" x 6'3"

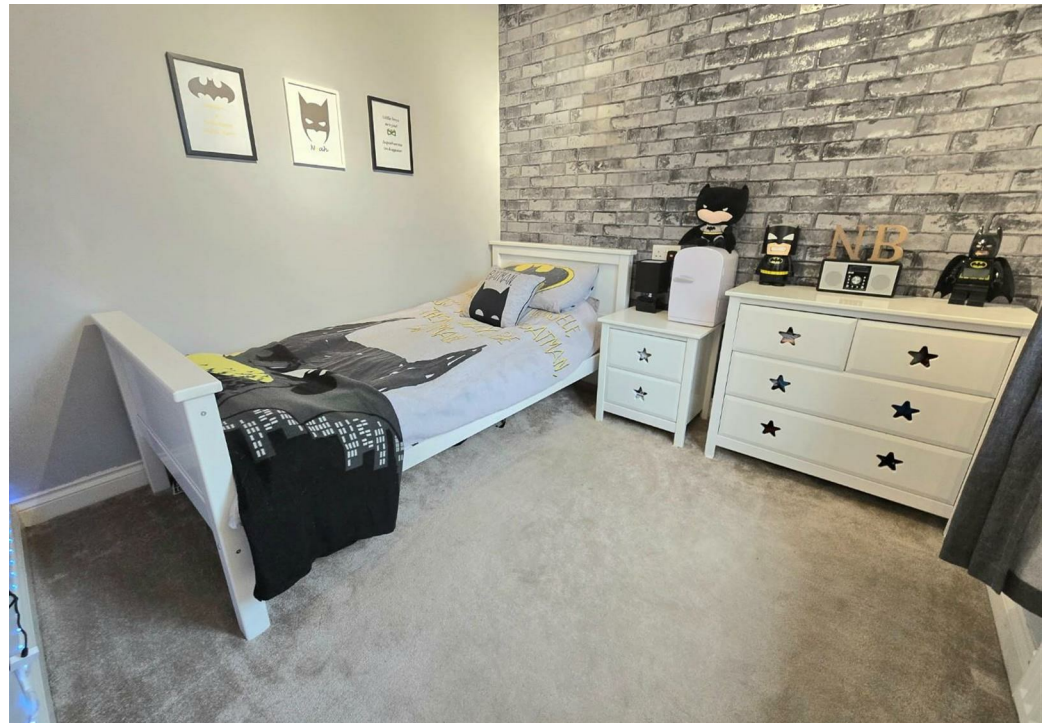
Bedroom 2
11'0" x 9'3"

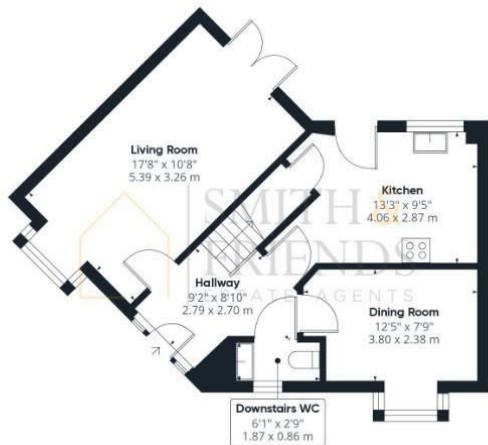
Bedroom 3
8'2" x 7'10"

SINGLE DETACHED GARAGE
9'2" x 17'7"









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

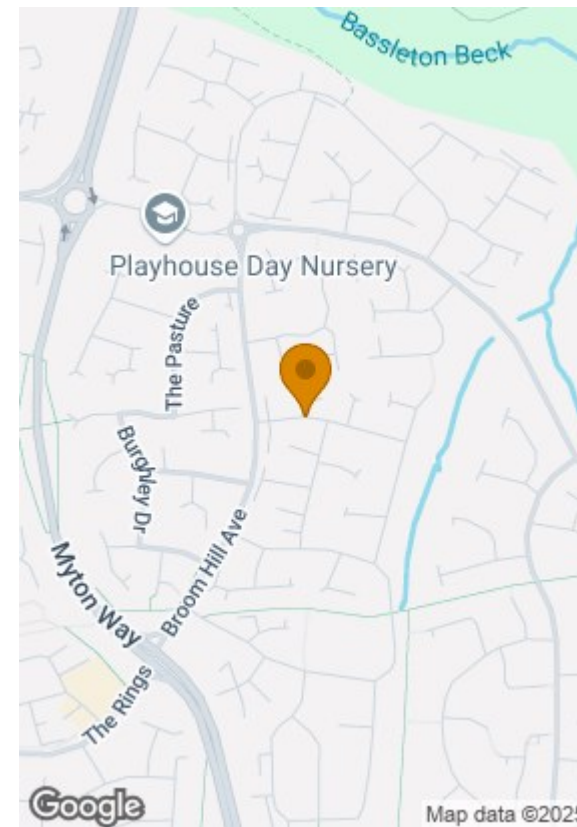
Approximate total area⁽¹⁾
1182.3 ft²
109.84 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

