



**Penderyn Crescent, Ingleby Barwick, Stockton-
On-Tees, TS17 5DD**
4 Bed - House - Detached
£255,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Penderyn Crescent, Ingleby Barwick, TS17 5DD

*** NO CHAIN SALE ***
*** AMPLE OF OFF-STREET PARKING ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this four bedroom detached family home situated within the popular Roundhill Area of Ingleby Barwick.

The property briefly comprises of; Entrance Hallway, Living Room, Kitchen/Diner, with Separate Utility Room and Downstairs WC, Additional Dining Room that has been Extended, Leading into a Spacious Sunroom.

The first floor provides a Landing, Master Bedroom with Built-in Wardrobes, En-Suite Shower Room, Three Additional Bedrooms and a Family Bathroom.

Externally, the property has a generous sized block pave driveway to the front of the property providing ample of off-street parking with a small lawn, whilst the rear garden has a patio area and a well maintained lawn.

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

GROUND FLOOR

- Entrance Hall
13'2" x 5'9"
- Living Room
13'2" x 11'2"
- Kitchen/Diner
5'1" x 5'2"
- Utility Room
5'1" x 5'2"
- Downstairs WC
3'2" x 5'3"
- Separate Dining Area
8'9" x 10'9"
- Sunroom
12'4" x 9'1"

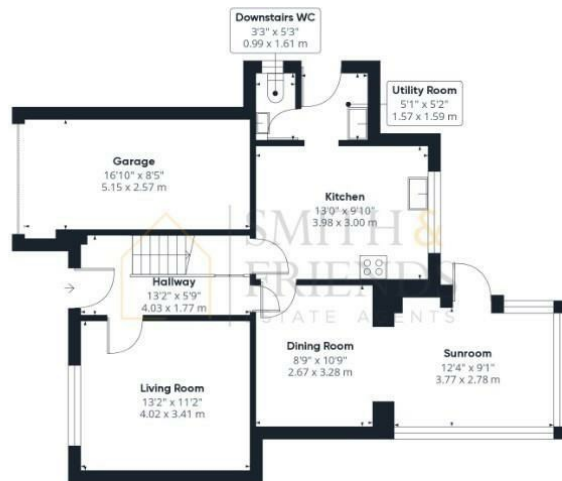
FIRST FLOOR

- Landing
6'5" x 10'0"
- Bedroom 1
10'10" x 10'6"
- En-Suite
6'5" x 5'8"
- Bedroom 2
12'7" x 8'9"
- Bedroom 3
9'1" x 10'6"
- Bedroom 4
10'11" x 8'8"
- Family Bathroom
5'10" x 6'7"
- SINGLE INTEGRAL GARAGE
16'10" x 8'5"









Ground Floor



Floor 1

Approximate total area⁽¹⁾

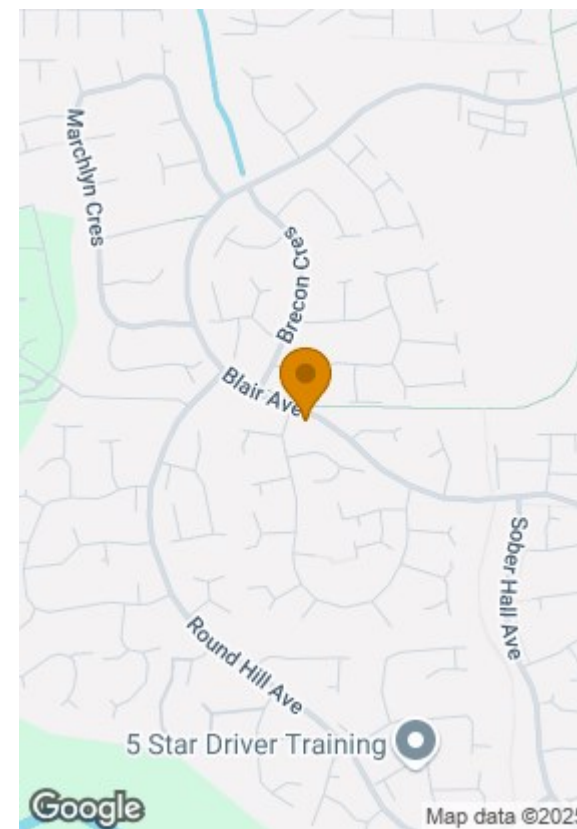
1338.57 ft²
124.36 m²


(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		82
(81-91) B		
(69-80) C	65	
(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



SMITH & FRIENDS
 ESTATE AGENTS