



**Stonebridge Crescent, Ingleby Barwick, TS17
5AZ**
4 Bed - House - Detached
£270,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Stonebridge Crescent, TS17 5AZ

- *** SOUTH FACING GARDEN ***
- *** SMART HOME FEATURES THROUGHOUT THE PROPERTY ***
- *** UPGRADED OPEN-PLAN KITCHEN DINER ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this immaculate modern Four Bedroom Detached Family Home, situated within the popular Broomhill Area of Ingleby Barwick. Set back from the road, the property has a double width driveway.

The property has been refurbished to a high standard downstairs, comprising of; Entrance Hall, with Spacious Lounge complete with inner sliding doors to the Modern open-plan kitchen/diner with white high gloss wall and floor units complete with grey worktops and a central feature island which includes an induction hob., with French Doors leading from the dining area to the south facing garden. In addition, the property has a separate Downstairs WC, Second Reception room which was created from a garage conversion, currently used as a cinema room.

The first floor provides; a landing with a master bedroom complete with en-suite and built in wardrobes. In addition there are two further double bedrooms, a fourth single bedroom at the rear of the property and a stylish family bathroom with a freestanding bathtub, and white suite and tiled in a grey stone effect.

Externally, the rear garden benefits from a south facing garden with a timber decking area and well maintained lawn, whilst the front of the property has a double width driveway.

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

GROUND FLOOR

Entrance Hall
4'7" x 5'11"

Living Room
10'1" x 14'9"

Second Reception Room
7'9" x 14'6"

Kitchen / Diner
22'3" x 10'10"

Downstairs WC
4'10" x 3'10"

FIRST FLOOR

Landing
9'7" x 4'11"

Bedroom 1
10'5" x 9'10"

En-Suite
7'0" x 4'2"

Bedroom 2
8'5" x 9'9"

Bedroom 3
12'6" x 7'8"

Bedroom 4
9'6" x 5'10"

Family Bathroom
5'1" x 7'9"









Ground Floor



Floor 1

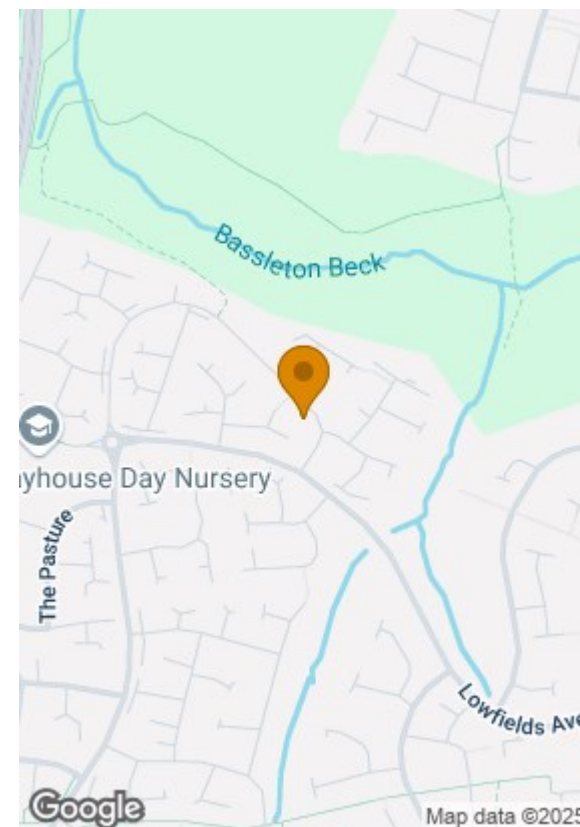
Approximate total area⁽¹⁾
1060 ft²
98.5 m²

(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		92
(81-91) B	89	
(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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