



Hillmorton Road, TS17 5BH  
3 Bed - House - Detached  
£230,000

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







Hillmorton Road, TS17 5BH

\*\*\* IDEAL FOR FIRST TIME BUYER OR FAMILY \*\*\*  
\*\*\* PARTICAL CONVERTED GARAGE \*\*\*

NEW TO THE MARKET, with Smith & Friends, this lovely three bedroom detached family home, situated within the popular Broomhill area of Ingleby Barwick, located close to local schools and amenities.

The property briefly comprises of; Entrance Hall, Downstairs Cloakroom/WC, Bay Fronted Living Room, a Dining Area within an L Shaped kitchen / Diner with Understairs Storage Area and French Doors to the Rear Garden. The current owners have also carried out a Partial Garage Conversation to create a separate office space. The First Floor provides; Landing with Three Bedrooms, Master Bedroom has a Walk Through Wardrobe Area, and an En-Suite Shower Room, with a Separate Family Bathroom.

Externally, the property has a Double Width Driveway, with Front Garden and Single Integral Garage. The Rear garden has a well maintained lawn within a good sized enclosed garden.

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

GROUND FLOOR

Entrance Hall

5'11 x 7'04 (1.80m x 2.24m)

Lounge

16'4" x 9'10" (5.0m x 3.0m)

Downstairs WC

3'01 x 6'05 (0.94m x 1.96m)

Kitchen

10'9" x 7'2" (3.3m x 2.2m)

Separate Office Area

8'04 x 8'04 (2.54m x 2.54m)  
Partial Conversion from the Garage

Dining Area

10'9" x 9'2" (3.3m x 2.8m)  
Understairs Storage Area

FIRST FLOOR

Landing

19'8"16'4" x 52'5"0'0" (6'05 x 16'00)  
Additional Storage Cupboard

Bedroom 1

14'1" x 9'10" (4.3m x 3.0m)  
Walk-Through Dressing Room

En-Suite Shower Room

7'04 x 9'01 (2.24m x 2.77m)

Bedroom 2

11'5" x 10'5" (3.5m x 3.2m)

Bedroom 3

8'10" x 7'6" (2.7m x 2.3m)

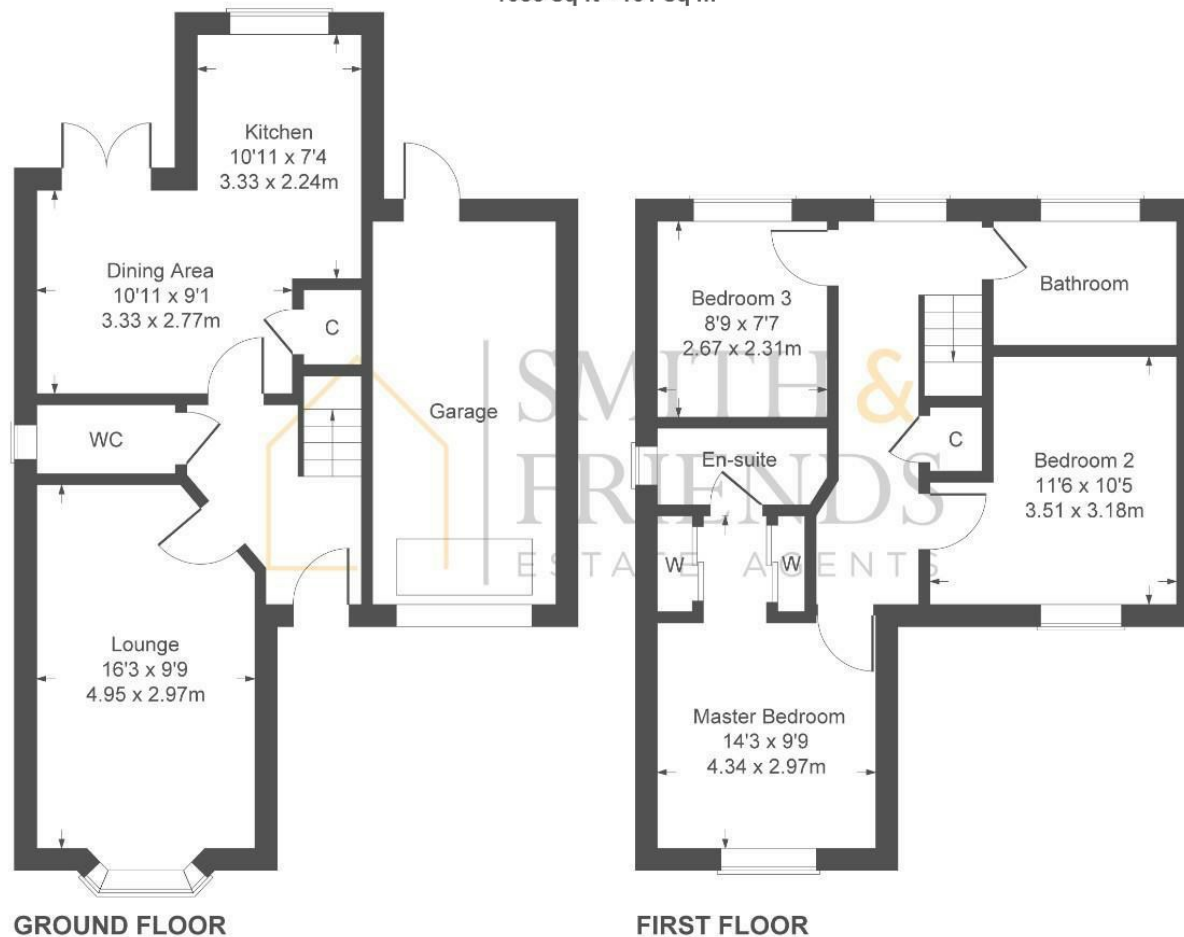
Family Bathroom

26'2"22'11" x 16'4"16'4" (8'07 x 5'05)  
**INTEGRAL SINGLE GARAGE**  
8'05 x 7'08 (2.57m x 2.34m)

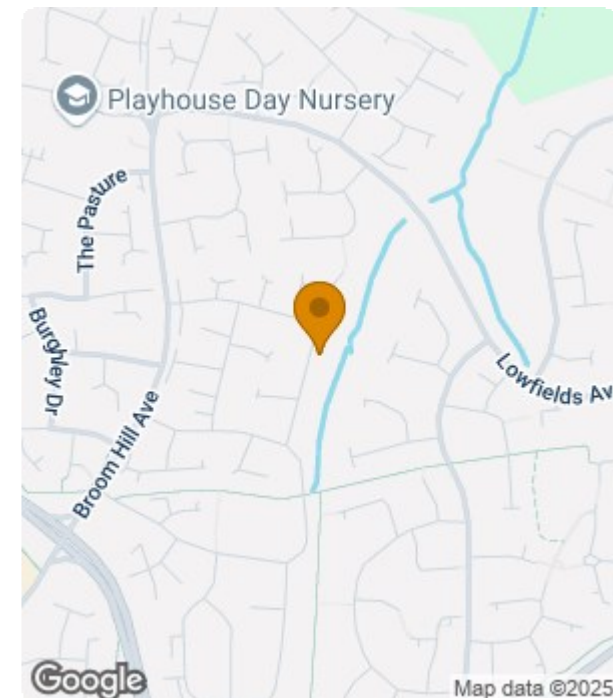


# Hillmorton Road

Approximate Gross Internal Area  
1083 sq ft - 101 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                                 |                         | 89        |
| (81-91) B                                   | 77                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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