



Crosswell Park, Ingleby Barwick, TS17 5BE
3 Bed - House
£194,995

Council Tax Band: C
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Crosswell Park, TS17 5BE

*** NO CHAIN SALE ***

*** LANDSCAPED REAR GARDEN ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely three bedroom semi-detached property, offered for sale with NO CHAIN, situated within the sought after area of Roundhill, Ingleby Barwick, positioned in a quiet cul-de-sac.

The property briefly comprises of; Entrance Hall, Kitchen, Open-Plan Living / Dining Room with French Doors to the rear garden.

The First Floor provides a spacious Landing, Bedroom one with Built-In Wardrobes and a Modern En-Suite Shower Room, Two Further Double Bedrooms and a Generous Size Family Bathroom.

Externally, the Property has a Single Drive, with Integral Garage and well maintained lawn to the front, whilst the rear of the property has recently undergone a New Landscaped Garden.

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

GROUND FLOOR

Entrance Hall
9'10" x 3'7"

Kitchen
9'10" x 7'3"

Living Room / Dining Room
11'10" x 19'10"

FIRST FLOOR

Landing
5'9" x 3'2"

Bedroom 1
12'2" x 8'4"

En-Suite
3'9" x 7'0"

Bedroom 2
11'6" x 7'8"

Bedroom 3
7'0" x 9'6"

Family Bathroom
5'11" x 10'1"

SINGLE INTEGRAL GARAGE
16'4" x 8'5"









Ground Floor



Floor 1

Approximate total area⁽¹⁾

885 ft²

82.2 m²

Reduced headroom

22 ft²

2.1 m²

(1) Excluding balconies and terraces.

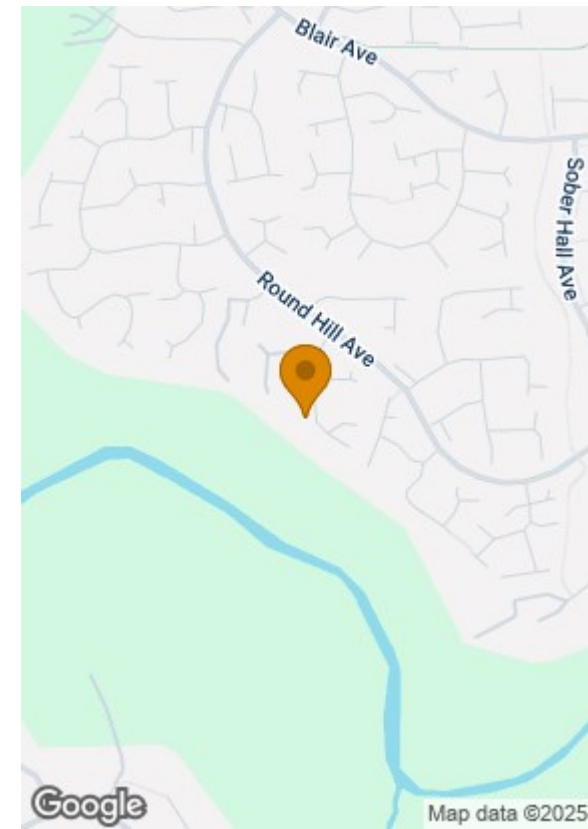
Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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.

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