



SMITH AND FRIENDS are pleased to offer for sale a superb six bedroom detached house on a good sized corner plot with the benefit of a double width drive, double garage and well stocked front and rear gardens.

The property offers superb family sized accommodation over three floors in good decorative order throughout with the benefit of gas central heating and upvc double glazing.

Apsley Way is located in the popular Rings area of Ingleby Barwick within easy reach of local shops, excellent schools for all age groups, a public house, bars and restaurants, regular bus services and an excellent network of roads including the A66 and A19 providing easy access to the surrounding residential and commercial areas.

The accommodation briefly comprises. Ground floor: Entrance Hall with stairs to the first floor, Cloakroom/ wc, Sitting Room, Living Room, large open plan fitted Kitchen/ Dining Room with built in oven and hob, space for a table and chairs and French doors leading to the rear garden, rear Lounge with French doors to the rear garden. First floor: Landing, four Bedrooms – master bedroom with an excellent range of fitted wardrobes and En Suite Shower Room/ wc and family Bathroom/ wc. Second floor: Landing, two Bedrooms and family Shower Room/ wc.

An internal inspection is highly recommended to appreciate the property fully.

For a viewing contact SMITH AND FRIENDS - Estate agents

Apsley Way, Ingleby Barwick, TS17 5GB
6 Bed - House - Detached
O.I.R.O £406,500
EPC Rating: C
Council Tax Band: F
Tenure: Freehold



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GROUND FLOOR

- Entrance Hall
- Lounge
15'8" x 11'8" (4.78m x 3.56m)
- Second Lounge
11'8" x 10'0" (3.56m x 3.07m)
- Sitting Room
10'2" x 8'7" (3.10m x 2.64m)
- Kitchen
10'9" x 10'4" & 9'1" x 8'0" (3.30m x 3.15m & 2.79m x 2.44m)

FIRST FLOOR

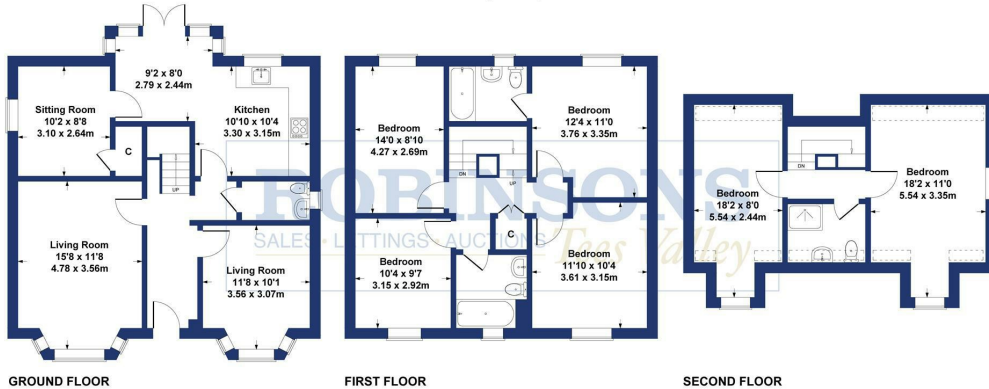
- Landing
- Bedroom 1
10'4" x 9'6" (3.15m x 2.92m)
- Bedroom 2
11'10" x 10'4" (3.61m x 3.15m)
- Bedroom 3
14'0" x 8'9" (4.27m x 2.69m)
- Bedroom 4
12'4" x 10'11" (3.76m x 3.35m)
- Ensuite
- Family Bathroom

SECOND FLOOR

- Bedroom 5
18'2" x 8'0" (5.54m x 2.44m)
- Bedroom 6
18'2" x 10'11" (5.54m x 3.35m)
- Ensuite



Apsley Way
Approximate Gross Internal Area
1821 sq ft - 169 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	83
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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