



We are pleased to offer for sale a superb four bedroom detached house which stands on a good sized corner plot in a pleasant cul de sac location in a popular residential area close to all amenities.

The property offers family sized accommodation in good decorative order throughout with the benefit of gas central heating and upvc double glazing. A large full width extension with vaulted ceiling has been added to the rear. A particular feature of the property is the large open plan kitchen/ dining/ family room with bi fold doors leading to the landscaped rear garden.

The Argory is located off Coleton Gardens in the popular Beckfields area of Ingleby Barwick within easy walking distance of local shops, excellent schools for all age groups, a public house, 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 well appointed accommodation briefly comprises. Ground floor: Entrance Porch, Bedroom 4, Lounge with archway to the superb Kitchen/ Dining Room/ Family Room with luxury refitted floor and wall units, built in oven and hob and tiled flooring. Landing, three Bedrooms - one with mirror fronted sliding door fitted wardrobes and fully tiled Shower Room/ wc with a luxury refitted white suite and tiled flooring.

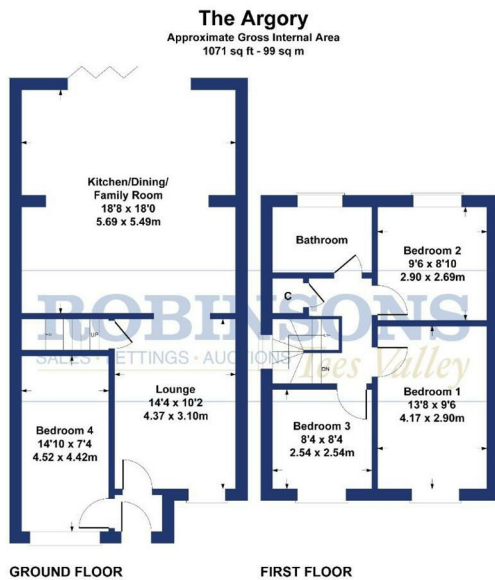
An internal inspection is highly recommended to appreciate the property fully.

The Argory, Ingleby Barwick, TS17 0YB
4 Bed - House - Detached
£250,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold



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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

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.

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			
		69	83

**Barwick Lodge, Ingleby Way, Ingleby Barwick,
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