



A rare opportunity to purchase a spacious two bedroom semi detached bungalow in the popular Beckfields area of Ingleby Barwick. In a pleasant cul de sac location with open plan front garden, driveway providing off street parking, attached brick garage and enclosed rear garden with summerhouse.

The property offers spacious accommodation with a modern refitted bathroom, large living room and the benefit of gas central heating and upvc double glazing.

Emmetts Gardens is located off Haresfield Way 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 accommodation briefly comprises: Entrance Hall with laminate flooring, spacious Lounge with laminate flooring and french doors to the rear garden, fitted Kitchen, two Bedrooms - both with built in wardrobes and refitted Bathroom/ wc with a white suite including a bath and separate shower cubicle.

Offered for sale with the benefit of no onward chain.

**\*\*sold with tenant in situ\*\***

**Emmetts Garden, Ingleby Barwick, TS17 0YH**  
**2 Bed - Bungalow - Semi Detached**  
**£165,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



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# Emmetts Garden, Ingleby Barwick, TS17 0YH

Entrance Hall

Lounge  
18'0 x 11'0 (5.49m x 3.35m)

Kitchen  
10'8 x 6'8 (3.25m x 2.03m)

Bedroom 1  
14'2 x 7'8 (4.32m x 2.34m)

Bedroom 2  
10'4 x 8'0 (3.15m x 2.44m)

Bathroom/ wc  
7'0 x 6'8 (2.13m x 2.03m)



## 41 Emmetts Gardens

Approximate Gross Internal Area  
728 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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