



Smith and Friends are pleased to offer for sale this excellent four bedroom detached house located on Stonebridge Crescent on the outskirts of Ingleby Barwick. The property has the benefit of an excellent open outlook to the side and rear over a large green belt towards Bassleton Woods and has excellent walks and cycle routes on the doorstep with easy access to The River Tees.

The property offers family sized accommodation over three floors with two separate reception rooms, a refitted and open plan Kitchen/ Dining Room and two bathrooms. The garage has been converted to create additional living accommodation.

Stonebridge Crescent is located off Lowfields Avenue in the popular Broomhill area of Ingleby Barwick within walking distance of local shops, excellent schools for all age groups, 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. On the ground floor: Entrance Hall, Cloakroom/ wc, Lounge with bay window and feature fireplace, Sitting Room with laminate flooring, large open plan Kitchen/ Dining Room with refitted floor and wall units, breakfast bar, built in oven and hob, integrated appliances and French doors leading to the rear garden and Utility Room. First floor: Landing, Bedroom 1 with built in wardrobes and En Suite Shower Room/ wc, Bedroom 3 with fitted wardrobes, Bedroom 4 with fitted wardrobes and family Bathroom/ wc with a refitted white suite and chrome shower. Second Floor: Landing and Bedroom 2.

Externally tarmac drive providing off street parking for several vehicles, small garage area for storage and good sized enclosed rear garden with decked patio area and sunken paved patio area which is not directly overlooked ideal for entertaining.

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

**Stonebridge Crescent, Ingleby Barwick, TS17 5AZ**

**4 Bedroom - House - Detached**

**£249,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Stonebridge Crescent, Ingleby Barwick, TS17 5AZ

 **SMITH & FRIENDS**  
ESTATE AGENTS

**Entrance Hall**

**Cloakroom/ wc**

4'2 x 2'10 (1.27m x 0.86m)

**Lounge**

13'0 x 13'2 increasing to 15'6 into bay window (3.96m x 4.01m increasing to 4.72m into bay window)

**Sitting Room**

15'4 x 8'4 (4.67m x 2.54m)

**Kitchen/ Dining Room**

18'0 x 9'8 increasing to 12'0 (5.49m x 2.95m increasing to 3.66m)

**Utility Room**

6'0 x 5'4 (1.83m x 1.63m)

**Landing**

**Bedroom 1**

13'0 x 11'2 (3.96m x 3.40m)

**En Suite Shower Room/ wc**

6'4 x 4'10 (1.93m x 1.47m)

**Bedroom 2**

13'8 x 11'0 (4.17m x 3.35m)

**Bedroom 3**

9'10 x 9'10 (3.00m x 3.00m)

**Bedroom 4**

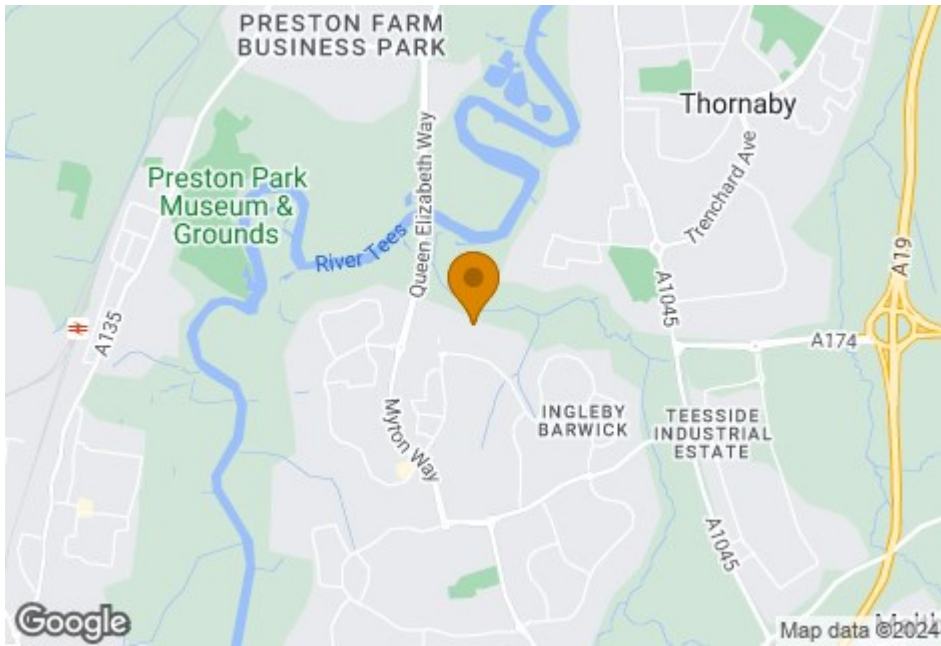
10'0 x 8'0 (3.05m x 2.44m)

**Bathroom/ wc**

7'10 x 6'10 (2.39m x 2.08m)



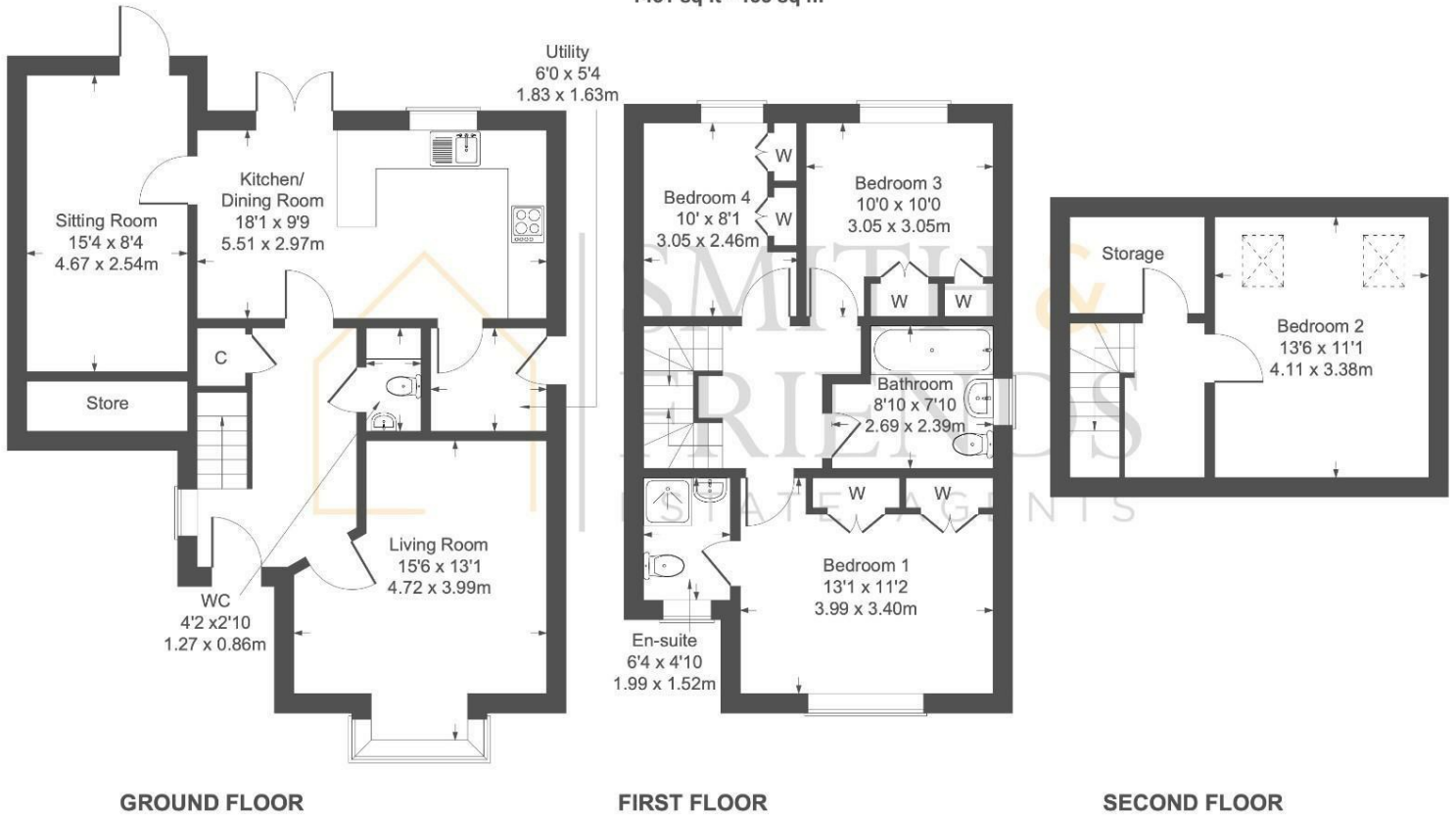
Stonebridge Crescent, Ingleby Barwick, TS17 5AZ



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

## Stonebridge Crescent Ingleby Barwick

Approximate Gross Internal Area  
1431 sq ft - 133 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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. We 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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	

Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH  
01642 762944  
inglebybarwick@smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS