



Smith and Friends are pleased to offer for sale this superb four bedroom detached house located on Apsley Way. The property stands on a large corner plot with off street parking for several cars, a double garage and low maintenance enclosed rear garden with both paved and decked patio areas.

Excellent family sized accommodation over three floors with many excellent improvements the property is presented in good decorative order throughout with the benefit of a refitted kitchen, refitted en suite shower room and the addition of a conservatory to the rear.

Apsley Way is located off The Rings in a popular residential area close to local shops, bars and restaurants, 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. Ground floor: Entrance Porch, Entrance Hall with laminate flooring and spindal staircase to the first floor, Cloakroom/ wc with refitted white suite, Lounge with bay window and laminate flooring, large open plan Kitchen/ Dining Room with refitted floor and wall units, fitted breakfast bar, built in oven and an Induction hob and laminate flooring, large Conservatory with french doors to the rear garden and Utility Room.

First floor: Landing with staircase to second floor, Bedroom 1 with En Suite Shower Room/ wc with refitted white suite, Bedroom 3, Bedroom 4 and family Shower Room/ wc with refitted white suite and chrome waterfall shower. Second floor: Landing, Cloakroom/ wc with drying cupboard with dehumidifer and extractor fan and Bedroom 2.

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

Apsley Way, Ingleby Barwick, TS17 5GB

4 Bedroom - House - Detached

Offers Over £269,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



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FRIENDS**
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Porch

5'4 x 3'10 (1.52m'1.22m x 0.91m'3.05m)

Entrance Hall

12'4 x 6'8 (3.66m'1.22m x 1.83m'2.44m)

Cloakroom/ wc

4'8 x 2'10 (1.22m'2.44m x 0.61m'3.05m)

Lounge

12'2 x 13'0 increasing to 15'6 into bay (3.66m'0.61m x 3.96m'0.00m increasing to 4.57m'1.83)

Kitchen/ Dining Room

17'10 x 9'10 increasing to 11'10 (5.18m'3.05m x 2.74m'3.05m increasing to 3.35m'3.05)

Conservatory

18'6 x 8'10 (5.49m'1.83m x 2.44m'3.05m)

Utility Room

5'8 x 5'2 (1.52m'2.44m x 1.52m'0.61m)

Landing

Bedroom 1

11'2 x 13'0 narrowing to 11'2 (3.35m'0.61m x 3.96m'0.00m narrowing to 3.35m'0.61m)

En Suite Shower Room/ wc

5'6 x 4'8 (1.52m'1.83m x 1.22m'2.44m)

Bedroom 2

9'10 x 9'10 (2.74m'3.05m x 2.74m'3.05m)

Bedroom 3

9'10 x 8'10 (2.74m'3.05m x 2.44m'3.05m)

Family Bathroom/ wc

7'10 x 7'4 (2.13m'3.05m x 2.13m'1.22m)

Landing

Bedroom 4

13'10 x 11'0 (3.96m'3.05m x 3.35m'0.00m)

Cloakroom/ wc

5'6 x 5'6 (1.52m'1.83m x 1.52m'1.83m)



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Apsley Way

Approximate Gross Internal Area
1437 sq ft - 134 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. 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			86
(81-91) B		77	
(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	

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