



Smith and Friends are pleased to offer for sale a superb four bedroom detached house in the sought after Lowfields area of Ingleby Barwick. In a quiet cul de sac location standing on a good sized plot with front and rear gardens, driveway, part converted integral garage and not directly overlooked to the rear with pleasant open aspect.

Presented in good decorative order throughout the property offers excellent family sized accommodation with all fitted carpets, floor coverings, blinds and light fittings included in the sale. Considerably extended and improved over the years including a garden room extension to the rear.

Beale Close is located off Hollybush Avenue in a sought after and established residential area off Lowfields Avenue. Only a short walk from local shops, excellent schools for all age groups, regular bus services and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Porch, Cloakroom/ wc with white suite, Entrance Hall with stairs to the first floor, 20' Lounge with feature fireplace and double doors to separate Dining Room with archway to Garden Room with french doors to the rear garden, Kitchen/ Breakfast Room with fitted units, worktops, breakfast bar, and tiled flooring, Utility Room, Landing, four Bedrooms - two with a range of fitted wardrobes, Master Bedroom with En Suite Shower Room/ wc with white suite and tiled flooring and family Bathroom/ wc with white suite and tiled flooring.

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

**Beale Close, Ingleby Barwick, TS17 0RU**

**4 Bedroom - House - Detached**

**£285,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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**GROUND FLOOR**

**Entrance Porch**

5'4 x 4'2 (1.52m'1.22m x 1.22m'0.61m)

**Cloakroom/ wc**

5'4 x 3'0 (1.52m'1.22m x 0.91m'0.00m)

**Entrance Hall**

**Lounge**

19'10 x 11'2 (5.79m'3.05m x 3.35m'0.61m)

**Dining Room**

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

**Garden Room**

10'8 x 9'6 (3.05m'2.44m x 2.74m'1.83m)

**Kitchen/ Breakfast Room**

15'10 x 10'8 increasing to 13'4 (4.57m'3.05m x 3.05m'2.44m increasing to 3.96m'1.22)

**Utility Room**

7'10 x 7'8 (2.13m'3.05m x 2.13m'2.44m)



**FIRST FLOOR**

**Bedroom 1**

18'2 x 11'2 narrowing to 9'10 (5.54m x 3.40m narrowing to 3.00m)

**En Suite Shower Room/ wc**

7'6 x 6'0 (2.29m x 1.83m 0.00m)

**Bedroom 2**

10'8 x 10'2 plus wardrobes (3.25m x 3.10m plus wardrobes)

**Bedroom 3**

11'0 x 7'4 plus wardrobes (3.35m x 2.24m plus wardrobes)

**Bedroom 4**

14'4 x 10'10 narrowing to 8'0 including stairhead (4.37m x 3.30m narrowing to 2.44m including stairhe)

**Bathroom/ wc**

6'10 x 6'6 (2.08m x 1.98m )



**OUTSIDE**

**Integral Garage**

9'10 x 7'8 (3.00m x 2.34m)



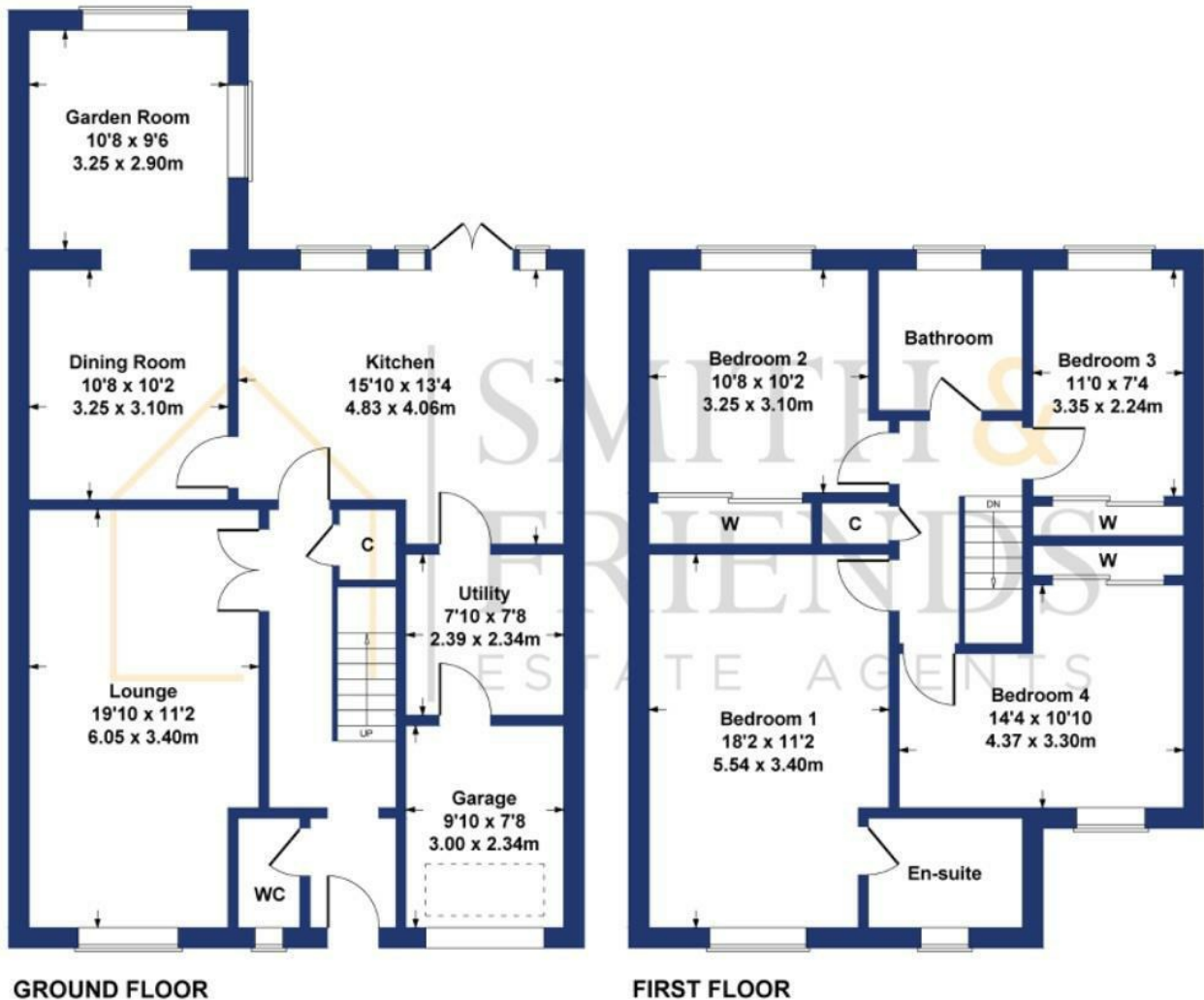
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## Beale Close

Approximate Gross Internal Area  
1731 sq ft - 161 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. 2024

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			
(69-80) C			76
(55-68) D	61		
(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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