



Smith & Friends are pleased to offer for sale this superb three bedroom detached house. Built by Persimmon Homes to the Clayton Corner design the property is presented in immaculate decorative order throughout with the benefit of a recently refitted en suite shower room.

The property offers excellent family sized accommodation with the benefit of gas central heating and upvc double glazing. Rarely available early viewing is highly recommended to appreciate the property fully.

Ermin Close is located off Bourne Morton Drive in the popular Rings area of Ingleby Barwick. Only a short walk from local shops, bars and restaurants and with excellent schools easily accessible. The nearby A66 and A19 provide easy access to the surrounding residential and commercial areas.

The well appointed accommodation briefly comprises: Entrance Hall with laminate flooring and stairs to the first floor, spacious 18' Lounge with media wall and french doors to the rear garden, open plan 18' fitted Kitchen/ Dining Room with media wall and built in oven and hob, Utility Room, ground floor Cloakroom/ wc, Landing, three Bedrooms - master with luxury fully tiled refitted En Suite Shower Room/ wc with tiled flooring and family Bathroom/ wc.

Externally there are open plan front and side gardens, driveway providing off street parking, brick garage and south facing rear garden enclosed by timber fencing laid to lawn with paved and decked patio areas.

Offered for sale with the benefit of no onward chain.

**Ermin Close, Ingleby Barwick, TS17 5FP**

**3 Bedroom - House - Detached**

**Offers In The Region Of £250,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: D**



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**GROUND FLOOR**

**Entrance Hall**

**Lounge**  
18'6 x 10'2 (5.64m x 3.10m)

**Kitchen/ Dining Room**  
18'6 x 8'10 (5.64m x 2.69m)

**Utility Room**  
6'0 x 5'2 (1.83m x 1.57m)

**Cloakroom/ wc**  
5'0 x 2'10 (1.52m x 0.86m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**  
18'6 x 10'2 narrowing to 6'2 (5.64m x 3.10m narrowing to 1.88m)

**En Suite Shower Room/ wc**  
7'0 x 3'10 (2.13m x 1.17m)

**Bedroom 2**  
10'8 x 8'4 increasing to 9'0 (3.25m x 2.54m increasing to 2.74m)

**Bedroom 3**  
9'0 x 7'6 (2.74m x 2.29m)

**Family Bathroom/ wc**  
7'2 x 6'0 (2.18m x 1.83m)



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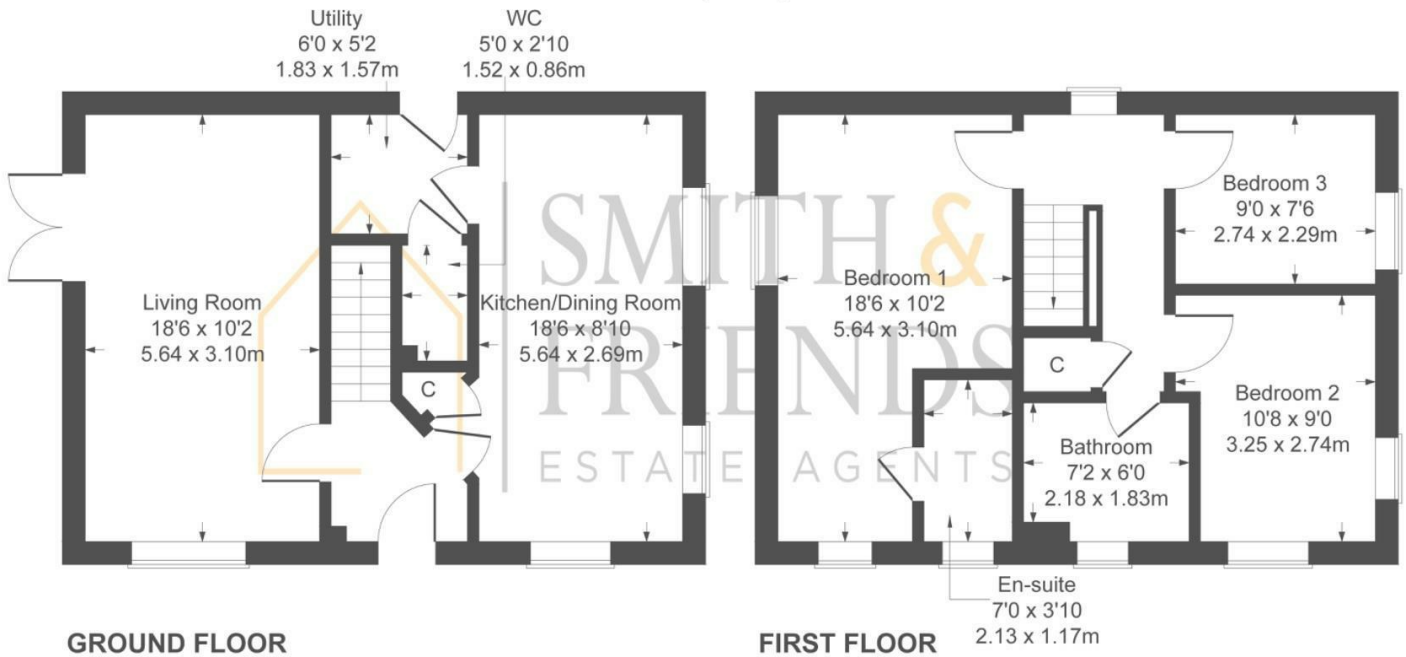
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**Ermin Close**

Approximate Gross Internal Area  
959 sq ft - 89 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			91
(81-91) B		81	
(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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