



Smith and Friends are pleased to offer for sale a superb three 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 attractive outlook to the front, private rear garden, driveway for three/ four cars and larger than average detached brick garage.

In recent months the property has been refurbished to a high standard including a refitted kitchen and refitted bathroom. Redecorated throughout with refitted carpets and floor coverings.

Coney Close is located off Boar Lane which is 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 Hall with stairs to the first floor, spacious Lounge, refitted Kitchen/ Dining Room with fitted floor and wall, island, integrated appliances and french doors to the rear garden, Landing, three Bedrooms - master with mirror fronted sliding door fitted wardrobes and refitted Bathroom/ wc with white suite and fashionable black waterfall shower and accessories.

Offered for sale with the benefit of no onward chain an internal inspection is highly recommended to appreciate the property fully.

Coney Close, Ingleby Barwick, TS17 0RY

3 Bedroom - House - Detached

£220,000

EPC Rating:

Tenure: Freehold

Council Tax Band: C



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FRIENDS**
ESTATE AGENTS

Coney Close, Ingleby Barwick, TS17 0RY

GROUND FLOOR

Entrance Hall

Lounge

13'10 x 12'4 narrowing to 10'8 (4.22m x 3.76m narrowing to 3.25m)

Kitchen/ Dining Room

15'8 x 10'10 (4.78m x 3.30m)

FIRST FLOOR

Landing

Bedroom 1

14'10 x 8'6 (4.52m x 2.59m)

Bedroom 2

9'10 x 9'2 (3.00m x 2.79m)

Bedroom 3

9'2 x 6'10 including stairhead (2.79m x 2.08m including stairhead)

Bathroom/ wc

6'2 x 6'0 (1.88m x 1.83m)

OUTSIDE

Garage

19'4 x 11'4 (5.89m x 3.45m)



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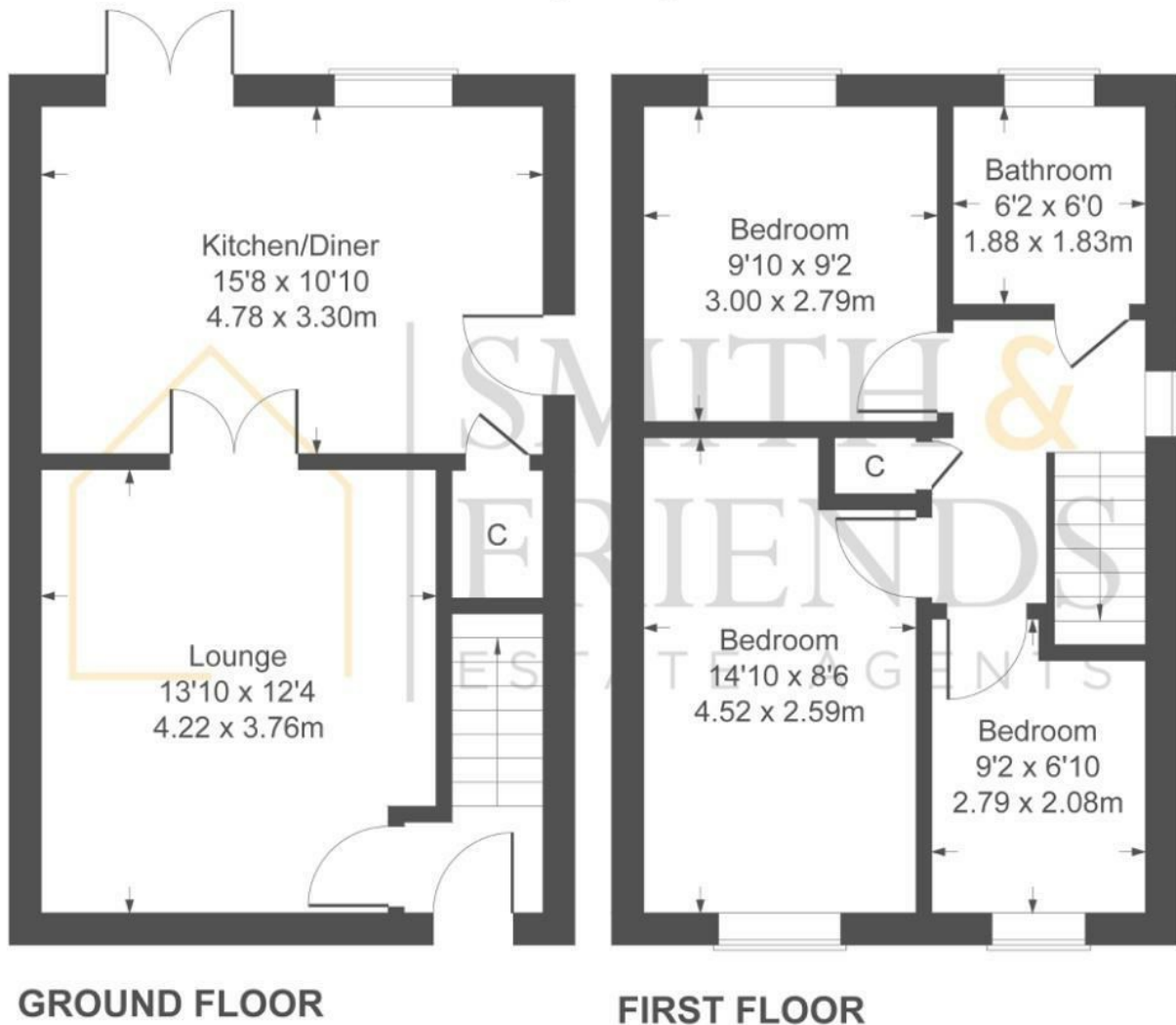


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Coney Close

Approximate Gross Internal Area
789 sq ft - 73 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			
(81-91) B			
(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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