



Smith and Friends are pleased to offer for sale a 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 corner plot with attractive outlook to the front and rear, large front and rear gardens with decked patio, driveway for several vehicles and garage space subject to planning.

In recent months the property has been improved to include a refitted kitchen and new flooring and redecoration to some rooms.

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, upvc double glazing and solar panels the accommodation briefly comprises: Entrance Hall with tiled flooring and stairs to the first floor, spacious Lounge, excellent refitted Kitchen/ Dining Room with attractive floor and wall units, integrated appliances, fitted worksurfaces and breakfast bar, tiled flooring and access into the good sized Conservatory with tiled flooring and french doors to the rear garden, Landing, three Bedrooms and fully tiled Bathroom/ wc with white suite, separate shower cubicle, electric shower and tiled flooring.

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

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

**3 Bedroom - House - Detached**

**£219,950**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: C**



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



**GROUND FLOOR**

**Entrance Hall**

**Lounge**

13'10 x 12'4 narrowing to 10'6 (4.22m x 3.76m narrowing to 3.20m)

**Kitchen/ Dining Room**

15'6 x 10'10 (4.72m x 3.30m)

**Conservatory**

12'0 x 9'6 (3.66m x 2.90m )

**FIRST FLOOR**

**Landing**

**Bedroom 1**

12'0 x 8'4 (3.66m x 2.54m)

**Bedroom 2**

11'4 x 9'0 (3.45m x 2.74m)

**Bedroom 3**

9'0 x 6'10 including stairhead (2.74m x 2.08m including stairhead )

**Bathroom/ wc**

6'10 x 6'0 (2.08m x 1.83m)



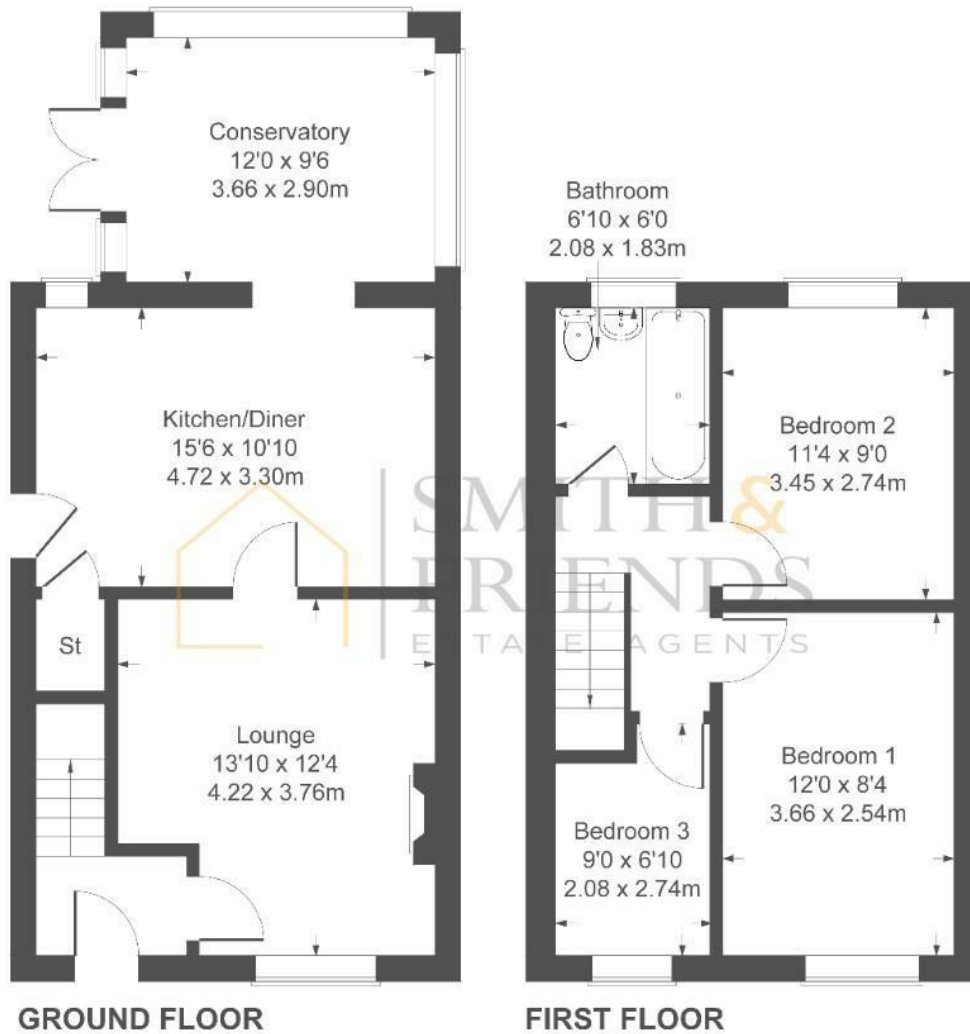
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# Beale Close

Approximate Gross Internal Area  
906 sq ft - 84 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                                   |  | 82                      | 84        |
| (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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