



Smith & Friends are pleased to offer for sale a superb five bedroom detached house in the sought after Beckfields area of Ingleby Barwick. Located in a quiet cul de sac on a good sized plot with open plan front garden, driveway providing off street parking, integral garage and enclosed rear garden.

Westwood Lane is located off Fountains Avenue in a sought after residential area off Beckfields Avenue only a short walk from local shops, excellent schools for all age groups and regular bus services.

With the benefit of gas central heating and upvc double glazing the property offers excellent family sized accommodation which must be viewed internally to be appreciated fully.

The accommodation briefly comprises: Entrance Hall with spindal staircase to the first floor, spacious Lounge with bay window and glazed double doors to 18' open plan Kitchen/ Dining Room with refitted floor and wall units, built in oven and hob, tiled flooring and patio doors leading to the Conservatory, Utility Room, Cloakroom/ wc with white suite, Landing, five Bedrooms - master with mirror fronted fitted wardrobes and En Suite Shower Room/ wc with refitted white suite and fully tiled family Bathroom/ wc with refitted white suite and tiled flooring.

Offered for sale with the benefit of no onward chain.

**Westwood Lane, Ingleby Barwick, TS17 0UY**

**5 Bedroom - House - Detached**

**Offers Over £299,995**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: E**



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Westwood Lane, Ingleby Barwick, TS17 0UY

## GROUND FLOOR

### Entrance Hall

14'8 x 6'0 (4.47m x 1.83m)

### Lounge

11'2 x 15'0 increasing to 17'2 (3.40m x 4.57m increasing to 5.23m)

### Kitchen/ Dining Room

17'10 x 9'8 (5.44m x 2.95m)

### Conservatory

11'0 x 7'10 (3.35m x 2.39m)

### Utility Room

10'0 x 7'8 inc wc (3.05m x 2.34m inc wc)

### Cloakroom/ wc

4'6 x 4'2 (1.37m x 1.27m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'2 x 9'0 (3.71m x 2.74m)

### En Suite Shower Room/ wc

5'2 x 5'2 (1.57m x 1.57m)

### Bedroom 2

12'10 x 7'8 (3.91m x 2.34m)

### Bedroom 3

11'10 x 7'8 (3.61m x 2.34m)

### Bedroom 4

10'8 x 9'0 (3.25m x 2.74m)

### Bedroom 5

9'0 x 7'0 (2.74m x 2.13m)

### Family Bathroom/ wc

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

## OUTSIDE

### Garage

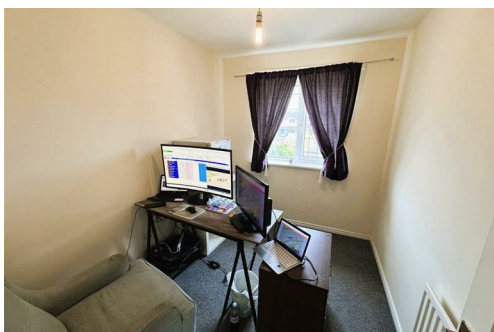
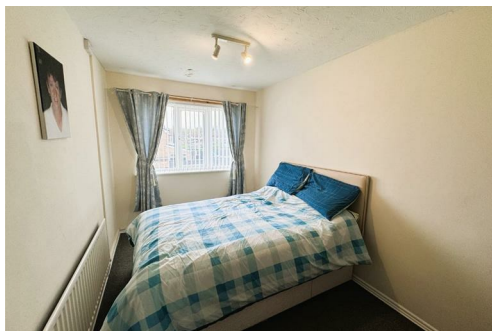
17'4 x 7'10 (5.28m x 2.39m)



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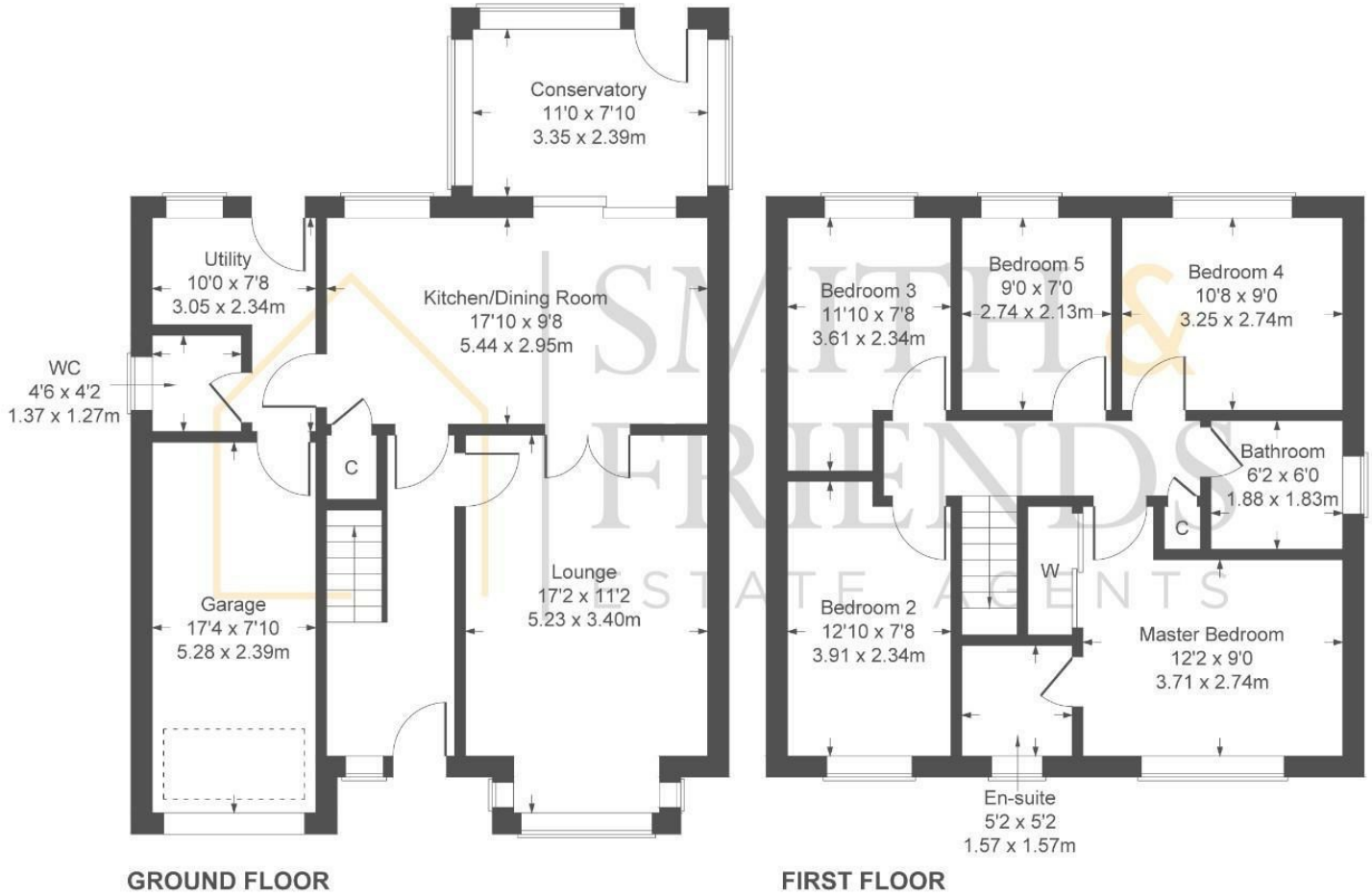
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## Westwood Lane

Approximate Gross Internal Area  
1445 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			
(81-91) B			84
(69-80) C		70	
(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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