



Smith & Friends are pleased to offer for sale a superb extended three bedroom detached house in the sought after Beckfields area of Ingleby Barwick. In a quiet cul-de-sac location with front and rear gardens, driveway and integral garage.

In good decorative order throughout the property has the benefit of a full width rear extension, an open plan ground floor layout and excellent refitted bathroom.

Alfriston Close is located off Berrington Gardens in a popular residential area off Haresfield Way. 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, spacious 22' Lounge with feature fireplace, large open plan Kitchen/ Dining Area with fitted floor and wall units, integrated appliances and french doors leading to the rear garden, Landing, three Bedrooms - master with sliding door fitted wardrobes and refitted Bathroom/ wc with white suite.

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

Alfriston Close, Ingleby Barwick, TS17 0XN

3 Bed - House - Detached

Offers In Excess Of £219,950

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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GROUND FLOOR

Entrance Porch

Lounge

22'10 x 10'1 narrowing to 8'5 (6.96m x 3.07m narrowing to 2.57m)

Kitchen/ Dining Room

18'0 x 17'5 narrowing to 8'8 (5.49m x 5.31m narrowing to 2.64m)

FIRST FLOOR

Landing

Bedroom 1

13'10 x 9'8 including wardrobes (4.22m x 2.95m including wardrobes)

Bedroom 2

9'8 x 8'10 (2.95m x 2.69m)

Bedroom 3

8'4 x 8'4 (2.54m x 2.54m)

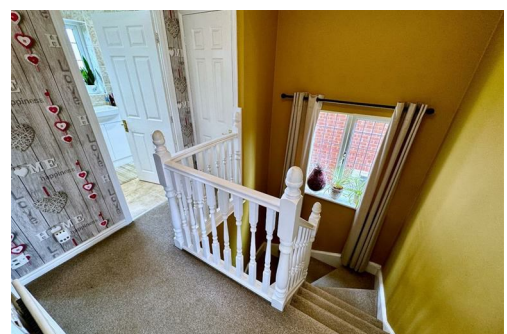
Bathroom/ wc

8'2 x 5'6 (2.49m x 1.68m)

OUTSIDE

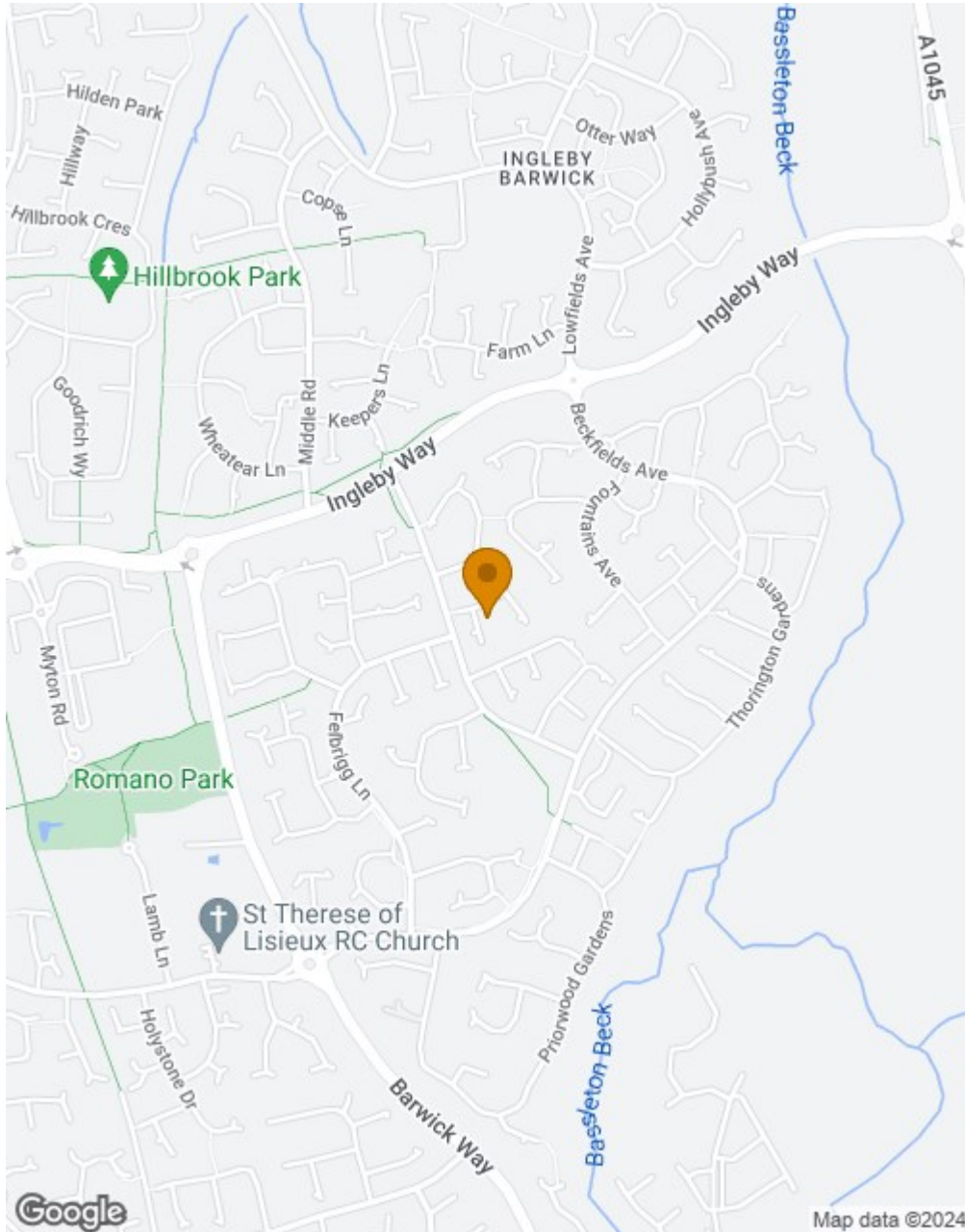
Garage

15'4 max decreasing to 12'6 x 8'1 (4.67m max decreasing to 3.81m x 2.46m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	62	
(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	

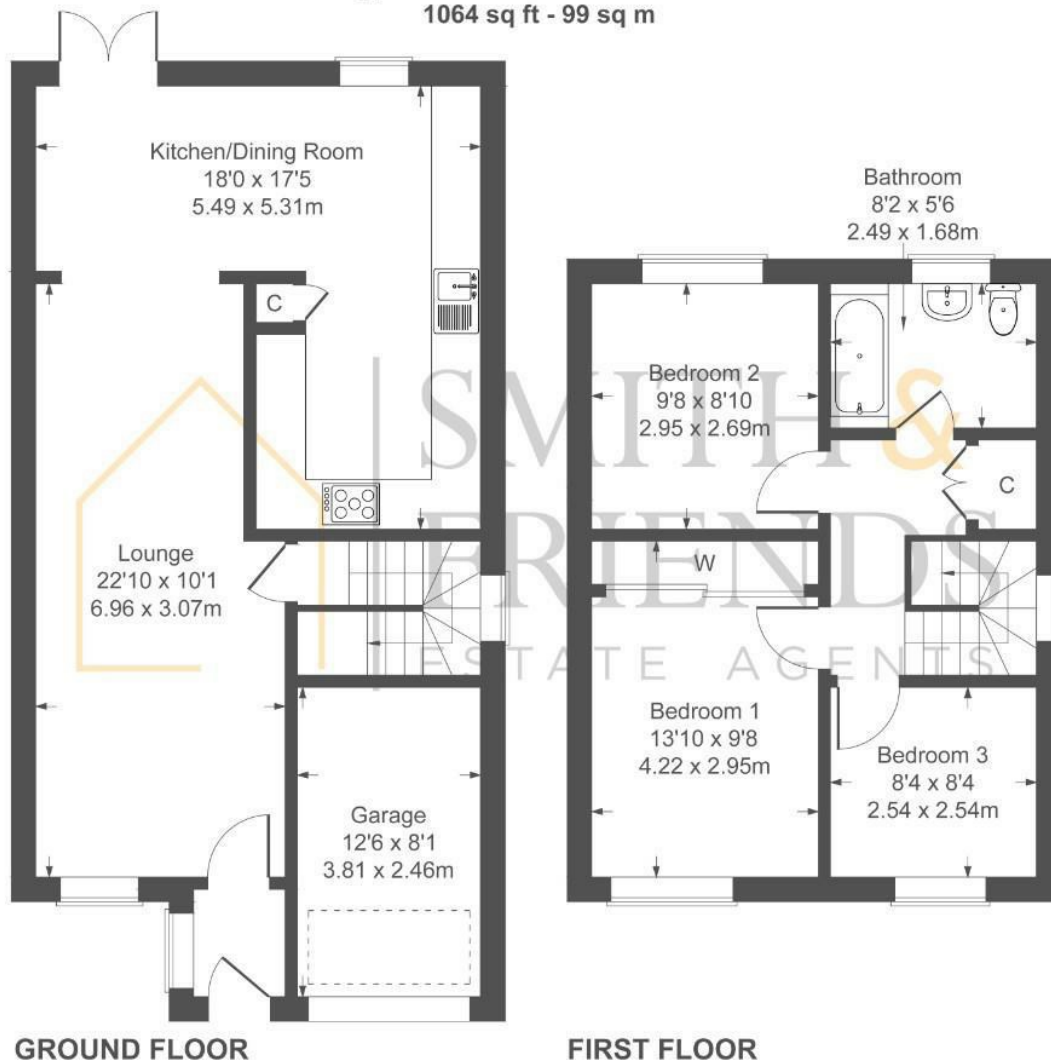
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Alfriston Close

Approximate Gross Internal Area
1064 sq ft - 99 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. Smith & Friends Estate Agents 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.

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