



**IMMEDIATELY AVAILABLE, NO CHAIN
PRICED FOR A QUICK SALE**

Smith and Friends are pleased to offer for sale this extended three bedroom detached house located on Broomlee Close. The property has been refurbished and is presented in good decorative order throughout with a modern fitted kitchen, refitted en suite shower room and Amtico flooring to the ground floor.

The property stands on a good sized plot in a pleasant cul de sac location and offers family sized accommodation with a large conservatory to the rear. In addition there are two reception rooms, three bedrooms, two bathrooms and ground floor wc.

Broomlee Close is located off Langleeford Way in the popular Sober Hall area of Ingleby Barwick within easy reach of local shops, excellent schools for all age groups, regular bus services and an excellent network of roads including the A66 and A19 providing easy 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, ground floor Cloakroom/ wc, Lounge with bay window, pebble effect electric fire and double doors leading to separate Dining Room with square archway to conservatory and kitchen, large Conservatory with french doors to the rear garden, fitted Kitchen with built in oven and hob, Landing, three Bedrooms - bedroom 1 with En Suite Shower Room/ wc with refitted white suite and family Bathroom/ wc with white suite.

Externally there is an open plan front garden, tarmac driveway providing off street parking, detached brick garage, open plan side garden and enclosed rear garden with paved and decked patio areas.

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

Broomlee Close, Ingleby Barwick, TS17 0FD

3 Bedroom - House - Detached

O.I.R.O £199,995

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Broomlee Close, Ingleby Barwick, TS17 0FD

GROUND FLOOR

Entrance Hall

Cloakroom/ wc

Lounge
14'8 into bay x 10'10 (4.47m into bay x 3.30m)

Dining Room
9'4 x 7'6 (2.84m x 2.29m)

Conservatory
12'2 x 9'4 (3.71m x 2.84m)

Kitchen
8'10 x 7'2 (2.69m x 2.18m)

FIRST FLOOR

Landing

Bedroom 1
9'8 x 8'10 plus wardrobes (2.95m x 2.69m plus wardrobes)

En Suite Shower Room/ wc
7'4 x 4'6 (2.24m x 1.37m)

Bedroom 2
9'6 x 6'6 (2.90m x 1.98m)

Bedroom 3
8'8 x 7'2 plus wardrobe (2.64m x 2.18m plus wardrobe)

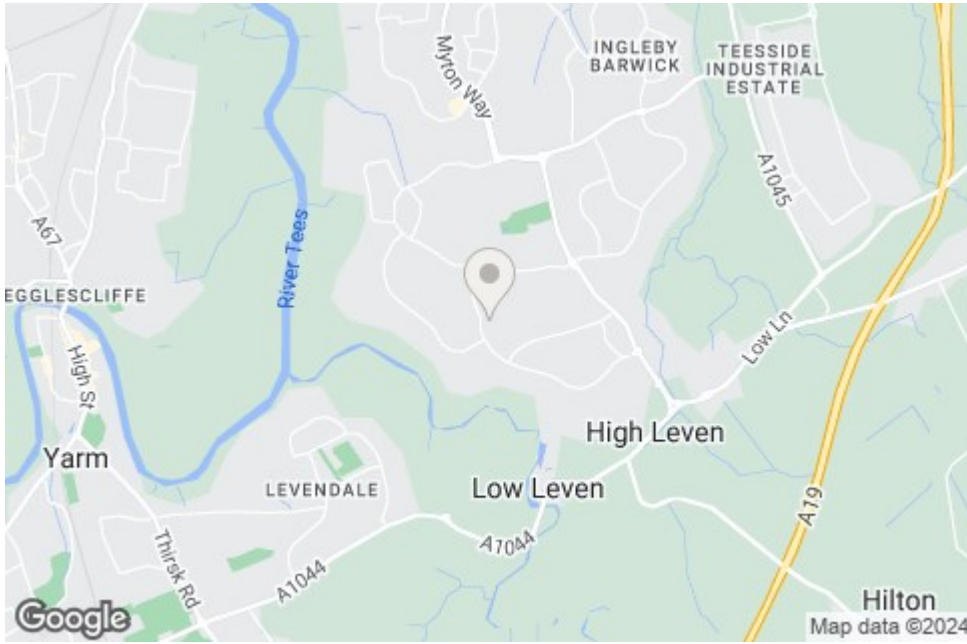
Bathroom/ wc
7'4 x 4'4 (2.24m x 1.32m)

OUTSIDE

Garage
16'10 x 8'0 (5.13m x 2.44m)



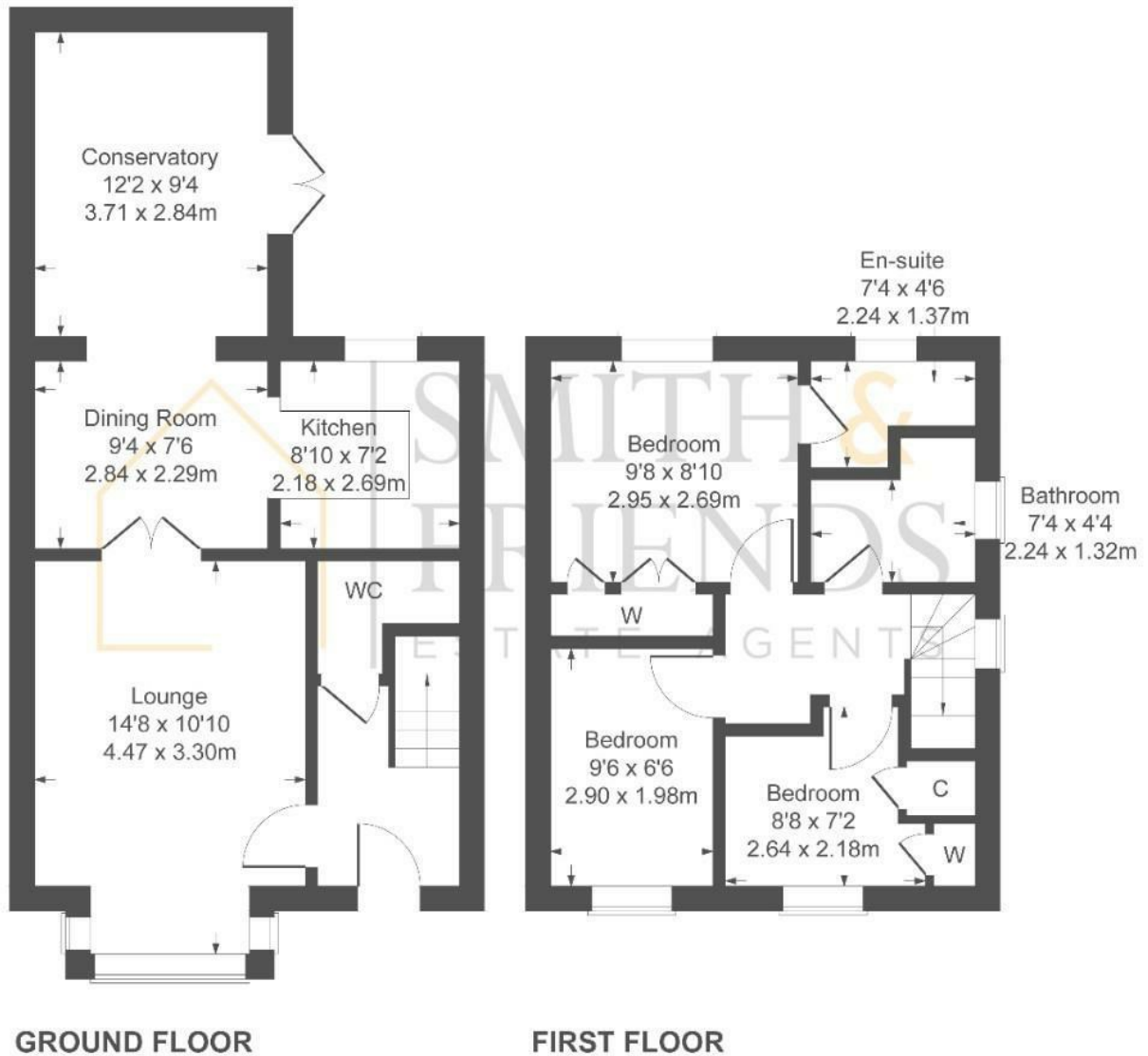
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Broomlee Close

Approximate Gross Internal Area
847 sq ft - 79 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 | | | 79 |
| (55-68) D | | 63 | |
| (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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