



Smith & Friends are pleased to offer for sale a larger style three bedroom detached house standing on a good sized plot with the benefit of an open plan front garden, driveway providing off street parking, brick garage and enclosed rear garden with large paved patio area.

The property offers excellent family sized accommodation with the benefit of three bedrooms, two bathrooms and a conservatory to the rear. In immaculate order throughout with the benefit of gas central heating and upvc double glazing an internal inspection is highly recommended to appreciate the property fully.

A particular feature of the property is the lovely master bedroom with quality fitted wardrobes, vaulted ceiling and feature arched window with a recently refitted en suite shower room/ wc.

Henshaw Drive is located off Blair Avenue in the sought after Sober Hall area of Ingleby Barwick close to local shops, within walking distance of excellent schools for all age groups and regular bus services.

The well appointed accommodation briefly comprises: Entrance Hall with stairs to the first floor and laminate flooring, Cloakroom/ wc with a modern white suite, spacious Lounge with bay window and feature fireplace, fitted Kitchen/ Dining Room with built in oven and hob, laminate flooring and patio doors leading to the Conservatory, Utility Room. Landing, three good sized Bedrooms, refitted en suite Shower Room/ wc and family Bathroom/ wc with a modern white suite.

**Henshaw Drive, Ingleby Barwick, TS17 0PN**

**3 Bedroom - House - Detached**

**£225,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



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**GROUND FLOOR**

**Entrance Hall**

**Cloakroom/ wc**

6'6 x 3'2 (1.98m x 0.97m)

**Lounge**

13'10 x 12'10 (4.22m x 3.91m)

**Kitchen/ Dining Room**

18'0 x 10'4 (5.49m x 3.15m )

**Conservatory**

9'6 x 9'6 (2.90m x 2.90m)

**Utility Room**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

13'10 x 11'2 (4.22m x 3.40m)

**En Suite Shower Room/ wc**

**Bedroom 2**

9'10 x 8'2 (3.00m x 2.49m)

**Bedroom 3**

8'2 x 8'0 (2.49m x 2.44m)

**Bathroom/ wc**

**OUTSIDE**

**Garage**



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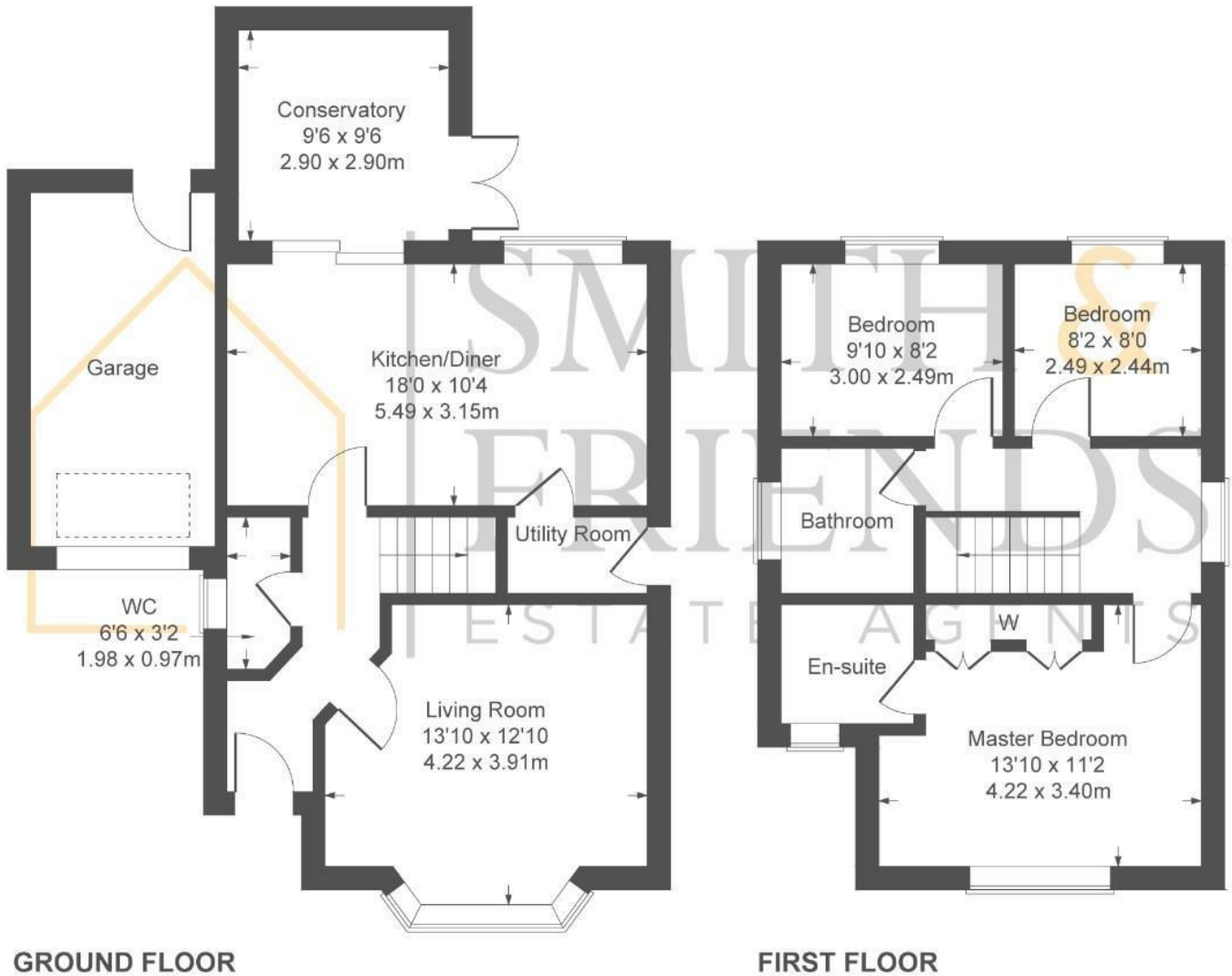


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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## Hareshaw Drive

Approximate Gross Internal Area  
995 sq ft - 92 sq m  
(Excluding Garage)



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			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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