







FOR SALE BY AUCTION. STARTING BID PRICE £320,000

Smith & Friends are pleased to offer for sale a superb Five bedroom detached house in an attractive cul de sac location in the popular Roundhill area of Ingleby Barwick. Excellent family sized accommodation which has recently been redecorated throughout.

Standing on a good sized plot with open plan front garden, double driveway for off street parking, integral double garage and large rear garden with paved and decked patio areas.

Caldey Gardens is located off Nevern Crescent within walking distance of excellent schools for all age groups, regular bus services and only a short drive from local shops and Ingleby Barwick centre. An excellent network of roads provide 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., Cloakroom/ wc, Lounge with feature fireplace and double doors to Dining Room, Garden Room with french doors to the rear garden, fitted Kitchen/ Breakfast Room with built in oven and hob and Utility Room.

Caldey Gardens, Ingleby Barwick, TS17 5HW

5 Bed - House - Detached Starting Bid £320,000

EPC Rating: D

Council Tax Band: E
Tenure: Freehold



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GROUND FLOOR

Entrance Hall

18'4 x 3'4 increasing to 6'0 (5.59m x 1.02m increasing to 1.83m)

Cloakroom/ wc

4'10x 4'0 (1.47mx 1.22m)

Lounge

19'10 x 10'8 maximum (6.05m x 3.25m maximum)

Dining Room

11'0 x 10'8 (3.35m x 3.25m)

Garden Room

10'10 x 7'8 (3.30m x 2.34m)

Kitchen/ Breakfast Room

15'4 x 8'4 (4.67m x 2.54m)

Utility Room

7'2 x 5'0 (2.18m x 1.52m)

FIRST FLOOR

Landing

10'10 x 10'2 (3.30m x 3.10m)

Bedroom 1

12'10 x 10'6 (3.91m x 3.20m)

En Suite Shower Room/ wc

8'10 x 5'0 (2.69m x 1.52m)

Bedroom 2

11'8 x 9'8 (3.56m x 2.95m)

Bedroom 3

8'10 x 8'2 (2.69m x 2.49m)

Bedroom 4 9'0 x 8'0 maximum (2.74m x 2.44m maximum)

12'0 x 7'4 increasing to 8'0 including stairhead (3.66m x 2.24m increasing to 2.44m including stairh)

Bathroom/wc

9'10 x5'6 maximum (3.00m x1.68m maximum)

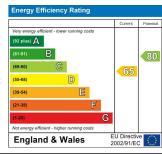












Caldey Gardens



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

