



Smith & Friends are pleased to offer for sale a superb three double 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 aspect to the front and rear, open plan front garden, excellent driveway providing off street parking, integral garage and good sized enclosed rear garden with paved patio area which is not overlooked to the rear.

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 in good decorative order throughout which must be viewed internally to be appreciated fully.

The accommodation briefly comprises: Entrance Hall with staircase to the first floor, spacious Lounge with feature fireplace and double doors leading to the Dining Room with double glazed patio doors leading to the large Conservatory with french doors to the rear garden, fitted Kitchen with solid wood units, stone effect worktops, built in oven and hob and integrated dishwasher, Utility Room, Landing, three double Bedrooms - master bedroom with mirror fronted sliding door fitted wardrobes and En Suite Shower Room/ wc and family Bathroom/ wc.

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

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

**3 Bedroom - House - Detached**

**£239,995**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



**SMITH &  
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ESTATE AGENTS

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**GROUND FLOOR**

**Entrance Hall**

**Lounge**  
13'10 x 12'4 narrowing to 10'8 (4.22m x 3.76m narrowing to 3.25m)

**Dining Room**  
11'0 x 7'2 (3.35m x 2.18m)

**Conservatory**  
14'10 x 11'8 (4.52m x 3.56m)

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

**Utility Room**  
7'6 x 4'2 (2.29m x 1.27m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**  
12'4 x 9'0 plus wardrobes (3.76m x 2.74m plus wardrobes)

**En Suite Shower Room/ Wc**  
6'2 x 6'0 (1.88m x 1.83m)

**Bedroom 2**  
12'6 x 8'2 (3.81m x 2.49m)

**Bedroom 3**  
10'0 x 8'8 (3.05m x 2.64m)

**Bathroom/ Wc**  
6'6 x 6'4 (1.98m x 1.93m)

**OUTSIDE**

**Garage**  
17'0 x 7'10 (5.18m x 2.39m)



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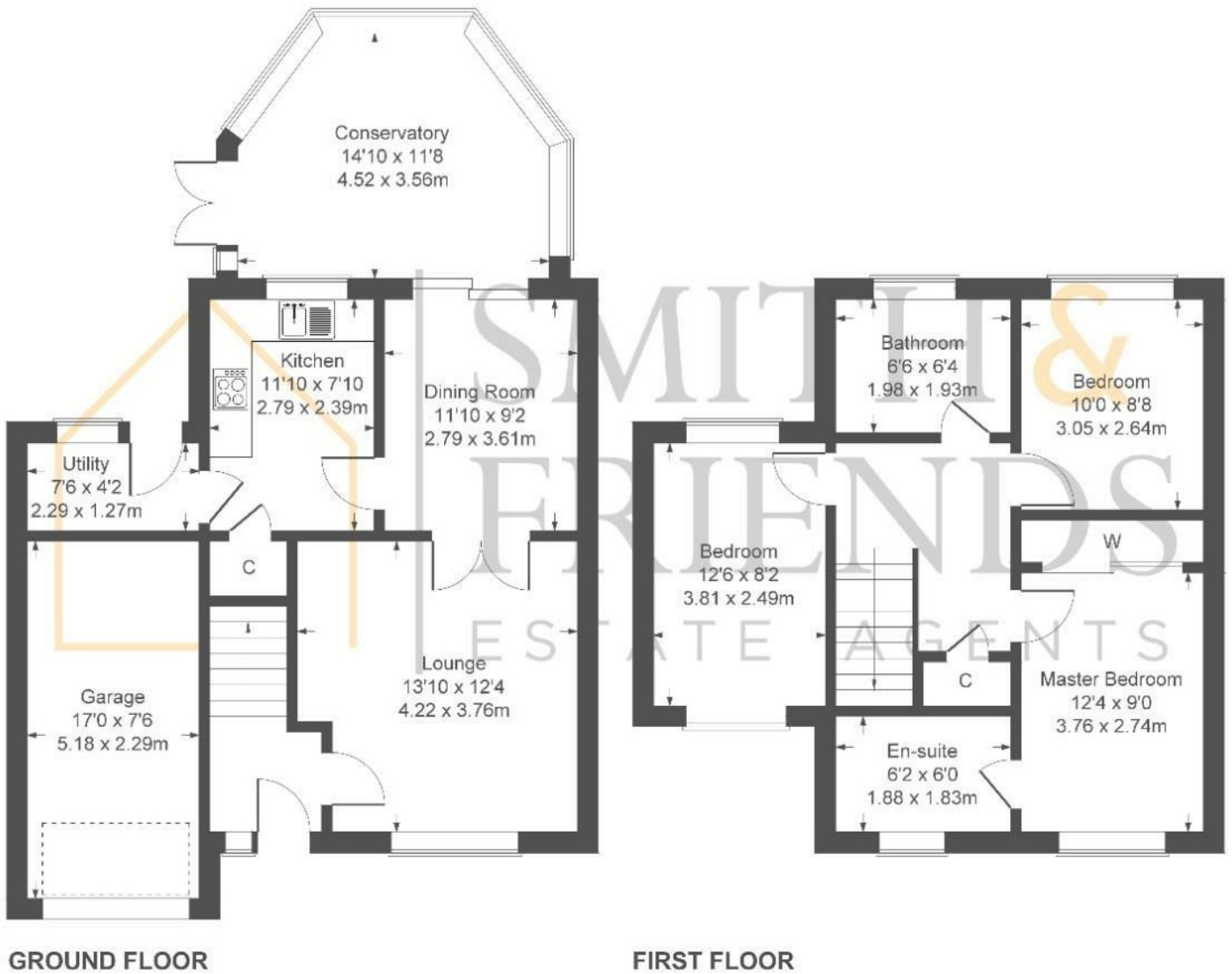


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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Westwood Lane

Approximate Gross Internal Area  
1345 sq ft - 125 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			85
(81-91) B			
(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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