



This four bedroom detached house stands on a large corner plot at the head of a pleasant cul de sac with the benefit of a large rear garden with paved patio area which is not directly overlooked, open plan front garden, double width driveway providing off street parking for two cars and a good sized integral garage.

The property offers excellent family sized accommodation with the benefit of gas central heating , upvc double glazing and refitted cloakroom/ wc. With a modern fitted kitchen, modern en suite and modern family bathroom the property is offered for sale at a competitive price level for a quick sale an internal inspection is highly recommended.

Neath Court is located off Blair Avenue in the popular Roundhill area of Ingleby Barwick close to local shops, schools for all age groups and regular bus services.

**Neath Court, Ingleby Barwick, TS17 5DN**

**4 Bed - House - Detached**

**£235,000**

**EPC Rating: D**

**Council Tax Band: D**

**Tenure: Freehold**



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# Neath Court, Ingleby Barwick, TS17 5DN



The accommodation briefly comprises: Entrance Porch with laminate flooring, fully tiled refitted Cloakroom/ wc, Entrance Hall with staircase to the first floor, Lounge with feature fireplace and bay window with french doors leading to the rear garden, Dining Room with bow window and laminate flooring, excellent fitted Kitchen/ Breakfast Room with built in oven and hob, laminate flooring and space for a table and chairs, Landing, four Bedrooms - master bedroom with En Suite Shower Room/ wc with a modern white suite and family Bathroom/ wc with a modern white suite.

## GROUND FLOOR

### Entrance Porch

4'6 x 4'6 (1.37m x 1.37m)

### Cloakroom/ wc

6'2 x 3'4 (1.88m x 1.02m)

### Entrance Hall

12'10 x 5'10 (3.91m x 1.78m)

### Lounge

16'8 into bay x 11'2 (5.08m into bay x 3.40m)

### Dining Room

11'2 x 9'0 (3.40m x 2.74m)

### Kitchen/ Breakfast Room

14'10 x 9'4 (4.52m x 2.84m)

## FIRST FLOOR

### Landing

### Bedroom 1

14'0 x 11'6 (4.27m x 3.51m)

### En Suite Shower Room/ wc

8'0 x 5'4 (2.44m x 1.63m)

### Bedroom 2

12'10 x 9'0 (3.91m x 2.74m)

### Bedroom 3

10'4 x 10'0 (3.15m x 3.05m)

### Bedroom 4

9'2 x 8'0 maximum (2.79m x 2.44m maximum)

### Bathroom/ wc

7'0 x 5'6 (2.13m x 1.68m)

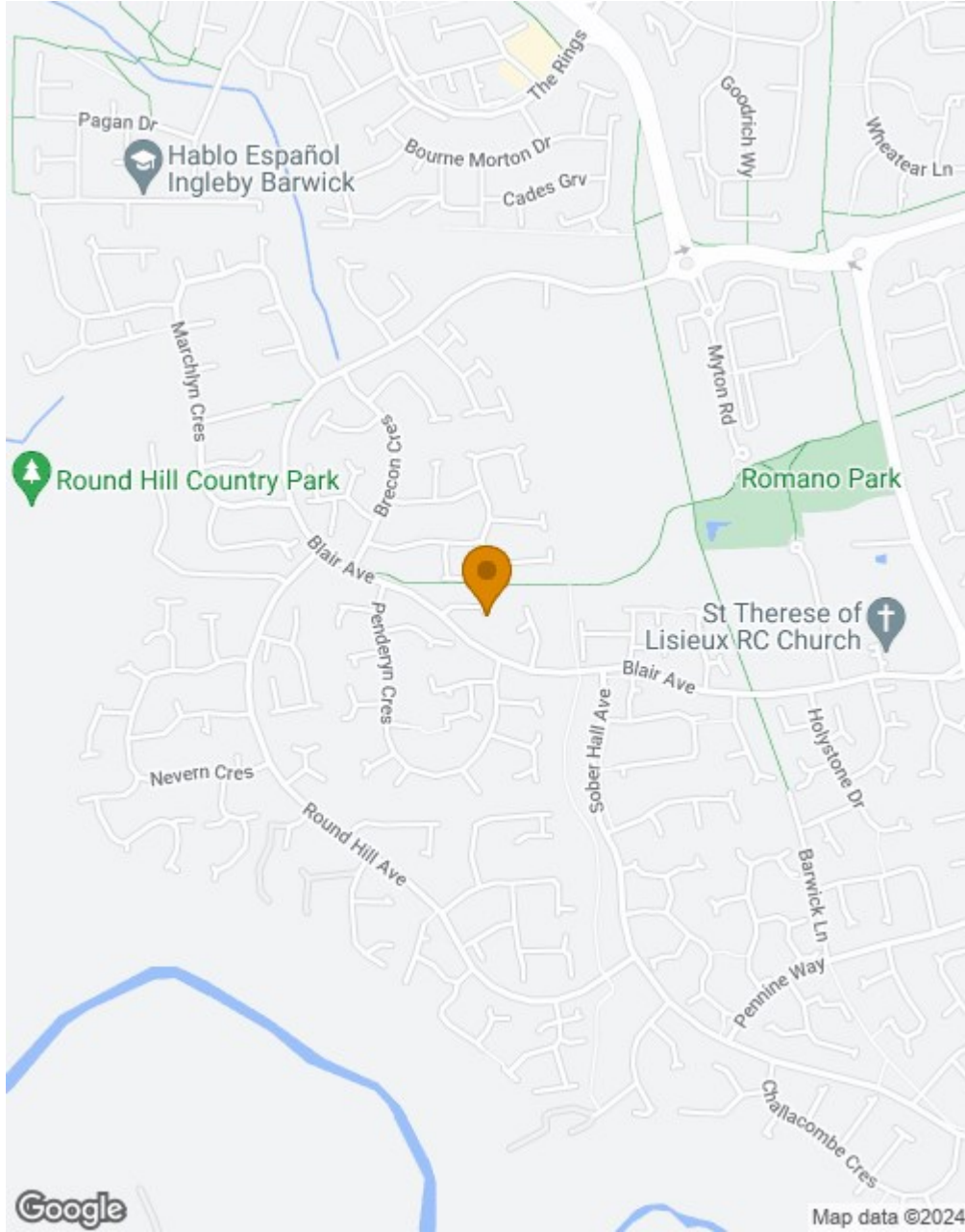
## OUTSIDE

### Garage

18'10 x 8'2 (5.74m x 2.49m)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Neath Court, Ingleby Barwick, TS17 5DN



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1310.61 ft<sup>2</sup>  
121.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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