



Smith & Friends are Pleased to bring to the market this attractive four bedroom detached family home, Built by Taylor Wimpey, located within The Rings Ingleby Barwick, closely situated to amenities, and highly regarded Schools.

The property comprises of; Entrance Hall with Tiled Floor, Study/Dining Room, Downstairs WC, Storage Cloakroom, Lounge, Kitchen and a full width rear extension family room with doors opening out onto the garden creating extra ground floor accommodation.

The first floor provides are four bedrooms, master with en-suite as well as separate family bathroom.

Externally, the property has a double width driveway which sits Infront of the integral single garage and adjacent to a lawn garden. The rear garden is mainly laid to lawn and enclosed by timer fencing, with a small decking area.

Kirkbride Way, Ingleby Barwick, TS17 5NN

4 Bed - House - Detached

O.I.R.O £270,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



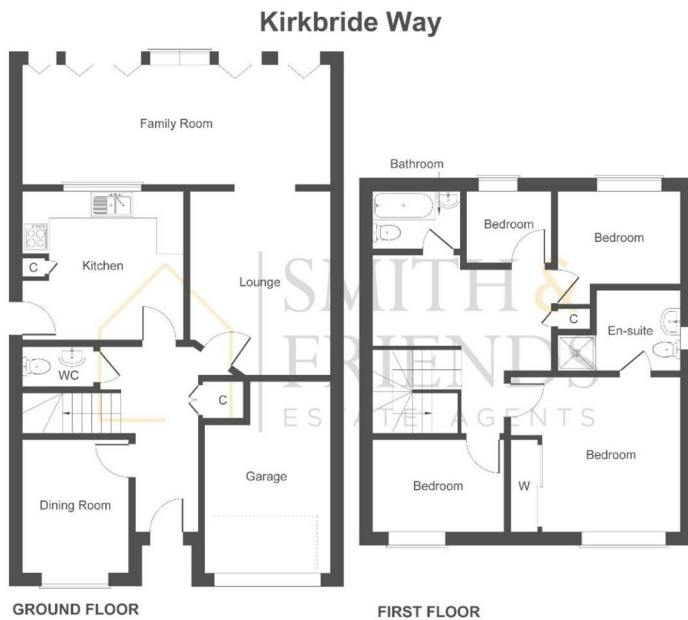
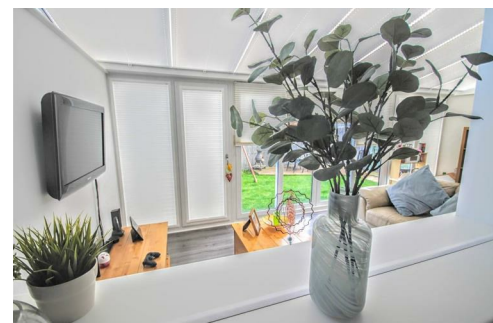
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GROUND FLOOR

- Entrance Hall
- Dining Room/Study
- Downstairs WC
- Kitchen
- Lounge
- Family Room

FIRST FLOOR

- Landing
- Bedroom 1
- En-Suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom



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. 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.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	85
(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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