



**Harebell Close, TS17 0SN**  
**3 Bed - House - Detached**  
**£180,000**

**Council Tax Band: C**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Harebell Close, TS17 0SN

\*\*\* NO CHAIN \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR \*\*\*

SMITH & FRIENDS are Pleased to Bring to the Market this Three Bedroom Detached Family Home Located within the 'Lowfields' Area of Ingleby Barwick.

The Property Briefly Comprises of; Entrance Hallway, Living Room and Open Plan Kitchen/Diner. To the First Floor there are Three Bedrooms, and Family Shower Room.

Externally, the Property has a Small Lawned Front Garden with a Long Side Driveway for Plenty of Off Road Parking. The Rear of the Property has an Enclosed Rear Garden.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

### GROUND FLOOR

#### Entrance Hallway

6'4" x 4'8" (1.94m x 1.44m)

#### Living Room

14'0" x 12'7" (4.27m x 3.85m)

#### Kitchen / Diner

10'11" x 15'7" (3.34m x 4.76m)

### FIRST FLOOR

#### Landing

8'9" x 6'2" (2.67m x 1.90m)

#### Bedroom 1

14'11" x 8'8" (4.56m x 2.65m)

#### Bedroom 2

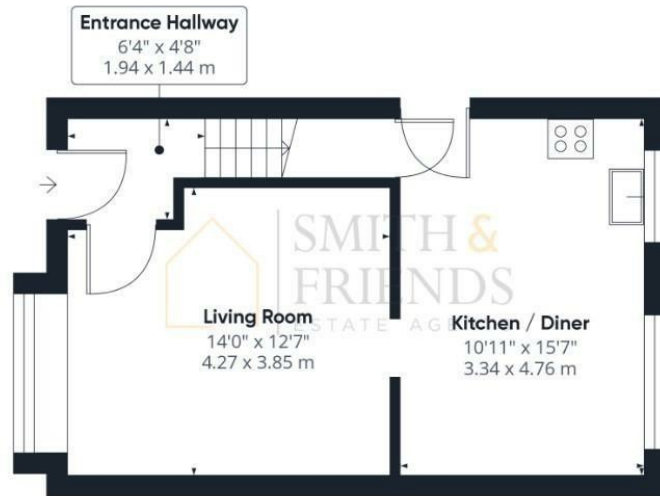
9'11" x 9'1" (3.04m x 2.77m)

#### Bedroom 3

9'3" x 6'10" (2.83m x 2.10m)

#### Family Bathroom

6'8" x 6'2" (2.04m x 1.88m)



Ground Floor



Floor 1

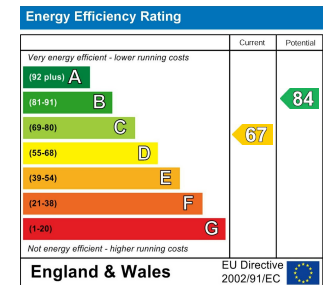
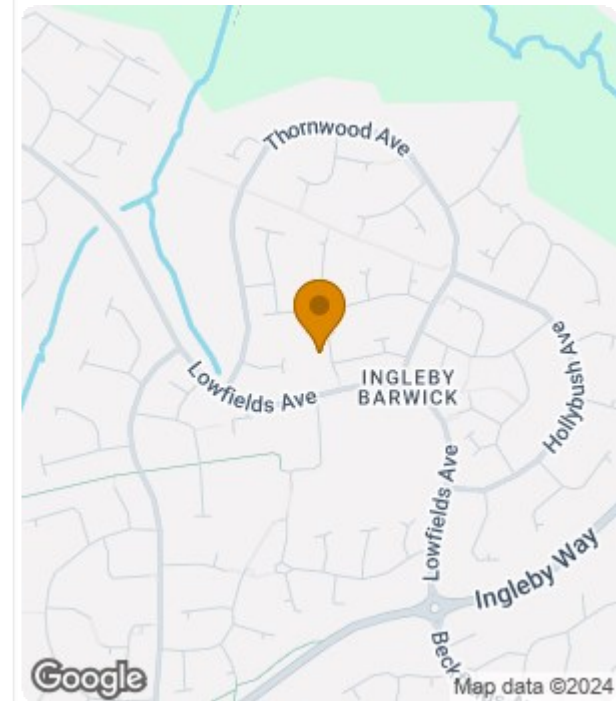
Approximate total area<sup>1)</sup>  
763.91 ft<sup>2</sup>  
70.97 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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