



*** NO CHAIN ***
 *** IDEAL FOR FIRST TIME BUYER ***
 FOR SALE BY AUCTION. STARTING BID PRICE £240,000

SMITH & FRIENDS are pleased to bring to the market this spacious four bedroom detached family home, located within the popular area of Beckfields, Ingleby Barwick. The location offers excellent transport links and is only minutes away from the major A66 & A19 arterial dual carriageways.

The property briefly comprises of; Entrance Hallway, a Spacious Lounge, with a Dining Room and a Sun Room at the Rear of the Property, Leading to the Kitchen, Utility Room and Downstairs WC. The First Floor provides; Landing with Three Double Bedrooms, Master Bedroom with En-Suite, an additional Single Bedroom and a Family Bathroom.

Externally, the property has a double garage large driveway providing plenty of off-street parking with a small lawn. The rear of the property has a good sized patio area with well-maintained lawn and multi-level areas within the garden capturing all aspects of the garden.

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

Rainham Close, Ingleby Barwick, TS17 0XR
4 Bed - House - Detached
Starting Bid £240,000
EPC Rating: C
Council Tax Band: D
Tenure: Freehold



Rainham Close, Ingleby Barwick, TS17 0XR

GROUND FLOOR

- Entrance Hallway
9'1" x 4'1" (2.78m x 1.27m)
- Living Room
15'9" x 11'1" (4.81m x 3.38m)
- Dining Room
9'0" x 11'0" (2.76m x 3.37m)
- Sun Room
8'1" x 12'9" (2.48m x 3.91m)
- Kitchen
9'1" x 12'2" (2.78m x 3.71m)
- Utility Room
5'0" x 8'10" (1.53m x 2.71m)
- Downstairs WC
7'5" x 3'2" (2.27m x 0.98m)
- DOUBLE GARAGE
17'9" x 16'2" (5.42m x 4.94m)

FIRST FLOOR

- Landing
4'9" x 9'8" (1.46m x 2.96m)
- Bedroom 1
9'11" x 11'0" (3.04m x 3.37m)
- En-Suite
9'0" x 2'5" (2.75m x 0.75m)
- Bedroom 2
9'8" x 11'2" (2.96m x 3.42m)
- Bedroom 3
12'11" x 6'6" (3.94m x 1.99m)
- Bedroom 4
6'7" x 8'9" (2.03m x 2.67m)
- Family Bathroom
8'10" x 5'6" (2.70m x 1.69m)

Auctioneers Comments:



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
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	71	
(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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