



*** NO CHAIN ***
*** IDEAL FOR FIRST TIME BUYER ***

SMITH & FRIENDS are pleased to bring to the market this Three Bedroom Detached Family Home, Located on the Popular Beckfields Area of Ingleby Barwick.

The Property briefly comprises of; Entrance Hallway Leading to the Kitchen with Internal Door providing access to the Integral Garage, a Spacious Open Plan Living/Dining Room patio doors leading into a large rear conservatory. To The First Floor Are Two Double Bedrooms, With The Master Bedroom Benefiting An En-Suite Shower Room, a Single Bedroom to the Front of the property and a Three piece bathroom.

Externally, The Driveway Provides Off-Road Parking For Multiple Cars, with a small Cornish peddled area surrounded by a small brick boarder. The rear of the property has plenty of scope for development, with multi-levels to capture the sun during the day, and additional the rear garden has an external electric supply fitted.

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

Greys Court, Ingleby Barwick, TS17 0NB

3 Bed - House - Detached

£195,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



Greys Court, Ingleby Barwick, TS17 0NB

GROUND FLOOR

- Hallway
9'11" x 3'2" (3.04m x 0.99m)
- Kitchen
9'10" x 7'10" (3.02m x 2.40m)
- Living Room
15'1" x 20'1" (4.60m x 6.14m)
- Conservatory
14'0" x 20'6" (4.29m x 6.25m)
- Garage
16'7" x 8'1" (5.08m x 2.47m)

FIRST FLOOR

- Landing
8'8" x 2'11" (2.65m x 0.89m)
- Bedroom 1
9'5" x 11'8" (2.89m x 3.56m)
- Bedroom 2
11'3" x 11'7" (3.44m x 3.55m)
- En-Suite
4'5" x 7'10" (1.35m x 2.41m)
- Bedroom 3
8'6" x 8'2" (2.61m x 2.51m)
- Family Bathroom
8'1" x 6'5" (2.47m x 1.97m)



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		68	82
		EU Directive 2002/91/EC	

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