



Greenway, TS17 0SZ
2 Bed - Bungalow - Detached
£195,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Greenway, TS17 0SZ

*** NO CHAIN ***

*** TWO BEDROOM DETACHED BUNGALOW ***

SMITH & FRIENDS are pleased to bring to the market this charming Two Bedroom Detached Bungalow, Located within a Quiet Cul-De-Sac in Lowfield's, Ingleby Barwick, within a short walk of a local bus service located on Middle Road with local amenities such as a convenience store, public house, post office, medical centre and local primary school.

The Property Briefly Comprises of; Entrance Porch, Lounge/Diner, Kitchen, Inner Hallway, with access to a Storage Cupboard, Bedroom One with fitted wardrobes, Bedroom Two and Bathroom.

Externally the Front of the Property has a long driveway providing plenty of off-road parking, and a single detached garage. The rear of the property has an good size enclosed garden with lovely lawn area, a central rose bed in the middle of the garden, and a small summer house at the rear of the garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

Entrance Porch

4'10" x 4'1" (1.49m x 1.27m)

Lounge / Diner

16'0" x 19'4" (4.88m x 5.90m)

Kitchen

6'7" x 8'5" (2.02m x 2.57m)

Inner Hallway

6'2" x 2'10" (1.89m x 0.88m)

Bedroom 1

12'8" x 8'2" (3.88m x 2.51m)

Bedroom 2

6'3" x 10'8" (1.93m x 3.26m)

Bathroom

6'1" x 10'8" (1.87m x 3.26m)

Detached Garage

16'11" x 8'7" (5.16m x 2.63m)





Ground Floor Building 1



Ground Floor Building 2

Approximate total area[®]

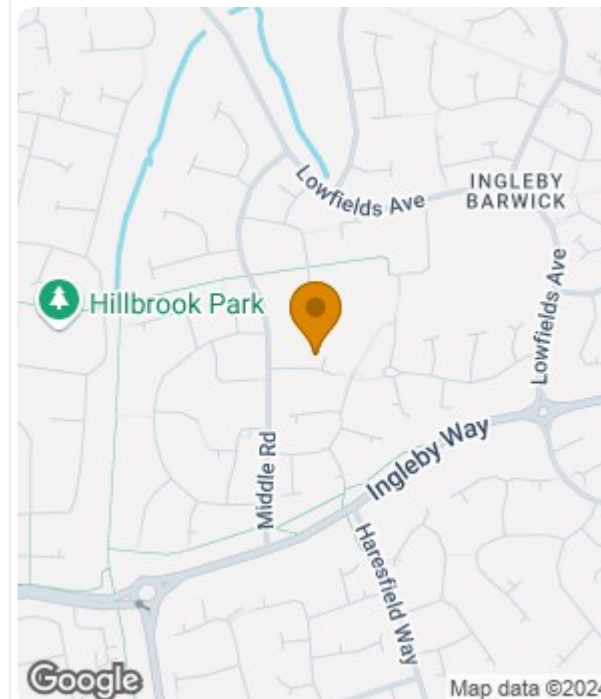
703.74 ft²
65.38 m²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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	

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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