



Emmetts Garden, TS17 0YH
2 Bed - Bungalow - Semi Detached
£169,995

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



SMITH &
FRIENDS
ESTATE AGENTS



Emmetts Garden, TS17 0YH

*** NO CHAIN ***

**** TWO BEDROOM SEMI-DETACHED BUNGALOW ****

SMITH & FRIENDS are Proud to Bring to the Market this Rare Two Bedroom Semi-Detached Bungalow, Located within the Sought After Area of Beckfields, Ingleby Barwick. Situated within a quiet Cul de Sac and within walking distance of the local amenities.

The Property Briefly Consists of; Entrance Hall providing access to a Spacious Lounge/Diner with French Doors leading to the Rear Garden, Bedroom one with built in wardrobes, Bedroom Two (Currently used as a Second Sitting Room) and Modern Bathroom.

Externally, the Property has a Well Maintained Enclosed Rear Garden, with a Single Garage to the side of the Property leading to a Long driveway providing plenty of off road parking, whilst benefiting from a Lovely Lawned Area at the Front of the property.

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

Entrance Hallway

9'11" x 3'6" (3.03m x 1.08m)

Lounge / Diner

11'1" x 17'10" (3.38m x 5.46m)

Kitchen

6'9" x 10'7" (2.06m x 3.25m)

Bedroom 1

9'7" x 14'4" (2.94m x 4.37m)

Bedroom 2

8'0" x 10'4" (2.45m x 3.16m)

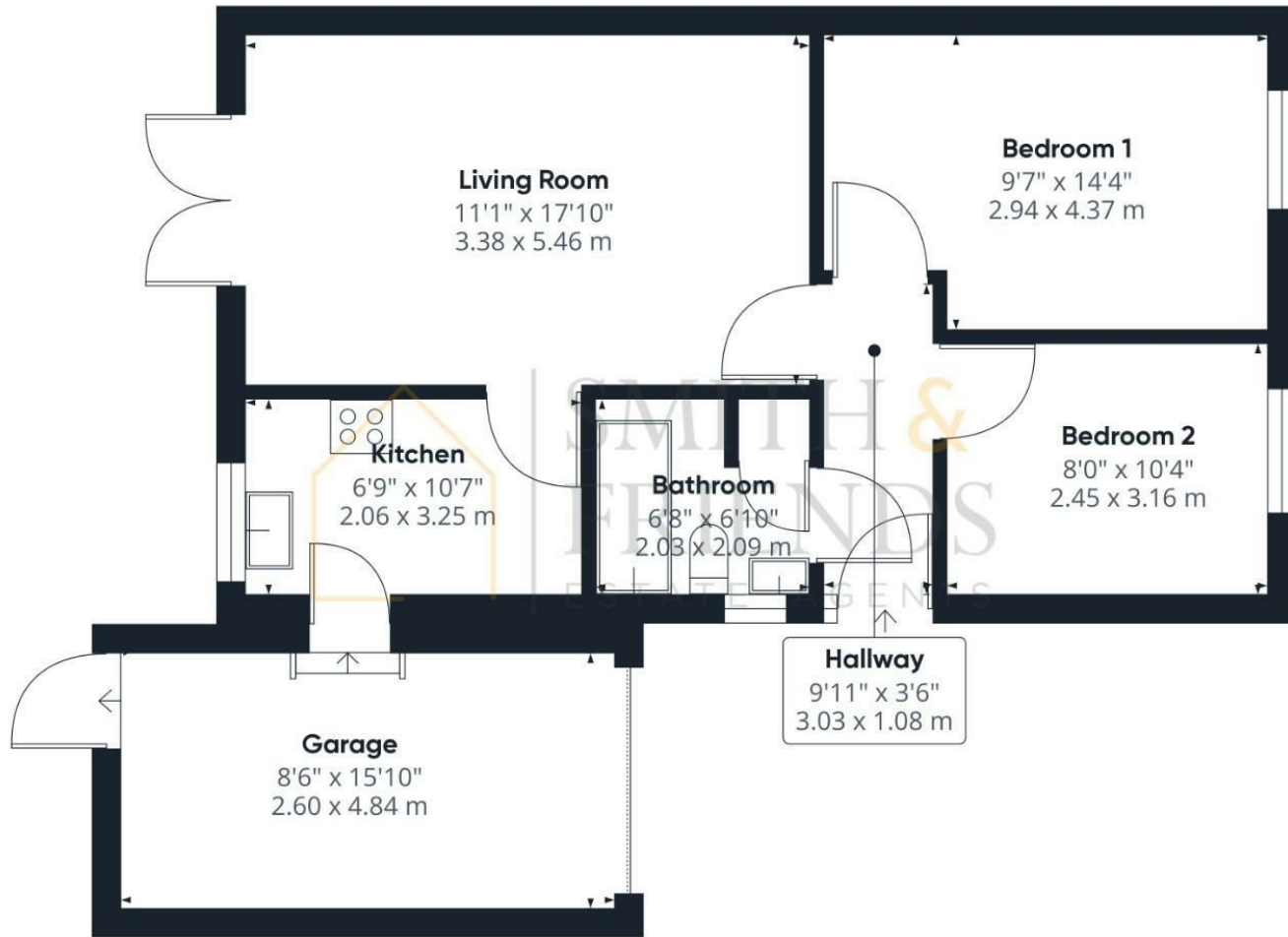
Bathroom

6'7" x 6'10" (2.03m x 2.09m)

Garage

8'6" x 15'10" (2.60m x 4.84m)





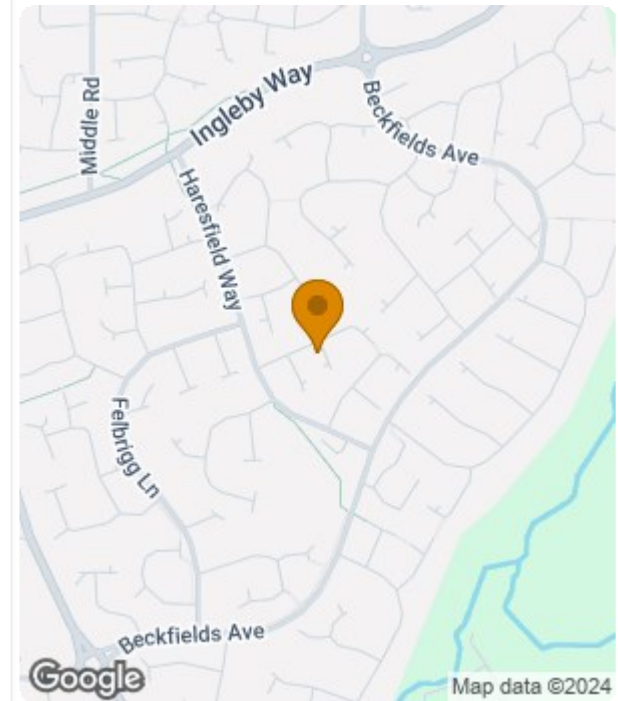
Approximate total area¹⁾
703.31 ft²
65.34 m²

(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		
(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		
		EU Directive 2002/91/EC
		88
	72	

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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