



The Rings, TS17 5LL
3 Bed - House - End Terrace
£165,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



The Rings, TS17 5LL

We are acting in the sale of the above property and have received an offer of £155,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** NO CHAIN SALE ***
*** IDEAL FOR BUY-TO-LET INVESTOR OR FIRST TIME BUYER ***

NEW TO THE MARKET, this spacious three bedroom end of terrace townhouse, built by the popular Taylor Wimpey, located on the sought after area of "The Rings", Ingleby Barwick. Ideal for First Time Buyer or Investor and located within walking distance to the Sandgate Shops.

The Property briefly comprises of; Entrance Hall with Cloak Cupboard, Open-Plan Kitchen/Diner with Downstairs WC, to the rear of the property you will find a good sized Lounge with French Doors to the rear garden. The first floor provides a landing with a good sized bedroom with built in wardrobes to the rear, second bedroom to the front and a family bathroom. The second floor has a landing, with Master Bedroom, Built in wardrobes and storage cupboard and an en-suite shower room.

Externally, the property has two allocated parking bays to the rear of the property, including a low maintenance rear garden.

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

GROUND FLOOR

Entrance Hall
3'2" x 5'10" (0.98m x 1.79m)

Kitchen / Diner
9'4" x 17'5" (2.85m x 5.32m)

Downstairs WC
3'2" x 5'7" (0.99m x 1.71m)

Lounge
12'9" x 13'7" (3.91m x 4.16m)

FIRST FLOOR

Landing
6'4" x 18'2" (1.95m x 5.54m)

Bedroom 3
6'2" x 10'11" (1.90m x 3.35m)

Bedroom 2
10'5" x 12'4" (3.20m x 3.78m)

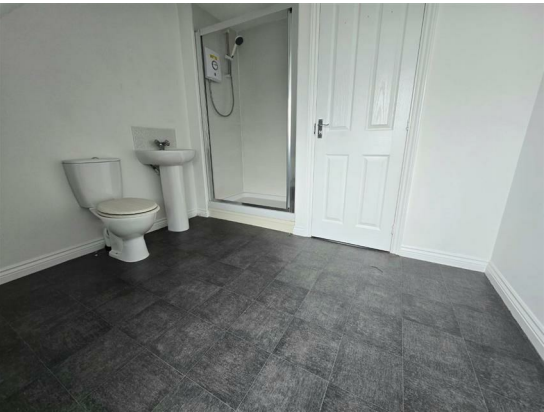
Family Bathroom
6'1" x 6'9" (1.87m x 2.06m)

SECOND FLOOR

Landing
3'2" x 4'2" (0.98m x 1.29m)

Master Bedroom
12'10" x 12'0" (3.93m x 3.66m)
Walk-In Dressing Room with Storage Cupboard

En-Suite
9'3" x 7'7" (2.84m x 2.33m)





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1028.71 ft²
95.57 m²

Reduced headroom

56.6 ft²
5.26 m²

(1) Excluding balconies and terraces

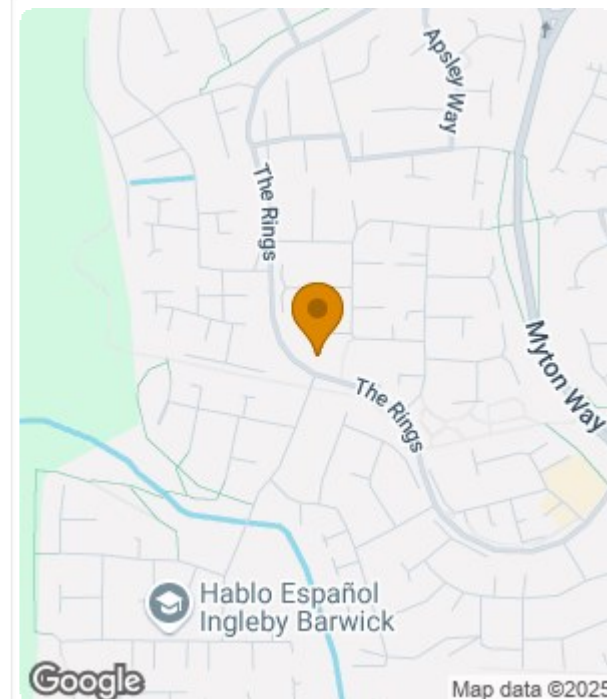
Reduced headroom

Below 5 ft/1.5 m

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		89
(81-91) B	78	
(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	

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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