



**Berrington Gardens, Ingleby Barwick, TS17 0UH**  
**4 Bed - House - Detached**  
**£249,500**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Berrington Gardens, TS17 0UH

\*\*\* IDEAL FAMILY HOME WITH HUGE POTENTIAL \*\*\*  
\*\*\* NO CHAIN SALE \*\*\*

NEW TO THE MARKET, this lovely four bedroom family home situated within the sought after area of Beckfields area of Ingleby Barwick, Stockton-On-Tees. Positioned within walking distance to the Beckfields shops, creating this home an ideal location for your local amenities.

The property briefly comprises of; Entrance Hall, leading into a spacious open plan Lounge/Diner, with patio doors to a good sized sun room at the rear. Towards the rear of the property, is the kitchen with fitted units and understairs storage cupboard, Separate Utility Room and Downstairs WC.

The First floor provides; a landing, Master bedroom with en-suite Shower, an additional three double bedrooms and a family bathroom.

Externally, the property has a Double width driveway, lawned garden and Single Integral Garage, whilst the rear of the property has an enclosed rear garden with a well maintained lawn and patio area.

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

## GROUND FLOOR

- Entrance Hall  
6'1" x 4'8"
- Living Room  
14'11" x 12'6"
- Dining Room  
8'5" x 9'0"
- Sunroom  
12'3" x 8'6"
- Kitchen  
11'11" x 9'0"  
Additional Understairs Storage Cupboard - 2.16m x 0.88m
- Utility Room  
7'5" x 5'7"
- Downstairs WC  
4'1" x 5'8"

## FIRST FLOOR

- Landing  
3'2" x 9'10"
- Bedroom 1  
11'7" x 12'8"
- En-Suite  
6'7" x 5'0"
- Bedroom 2  
12'1" x 8'11"
- Bedroom 3  
13'10" x 8'0"
- Bedroom 4  
7'10" x 7'11"
- Family Bathroom  
8'4" x 6'5"
- GARAGE  
17'3" x 7'10"









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		
	70	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1291.46 ft<sup>2</sup>  
119.98 m<sup>2</sup>

**Reduced headroom**

10.27 ft<sup>2</sup>  
0.95 m<sup>2</sup>

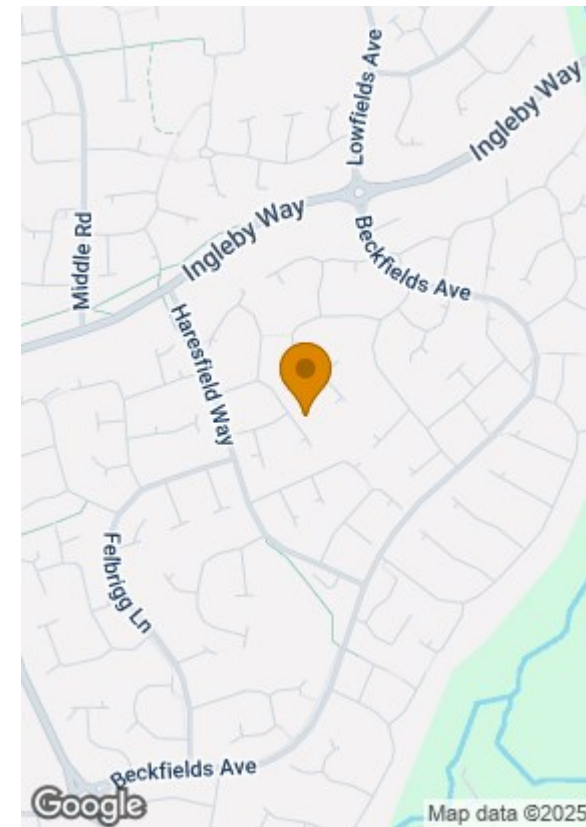
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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(92 plus) <b>A</b>		83
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(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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