



Beacons Lane, Ingleby Barwick, TS17 5EF
3 Bed - House - Detached
£239,950

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



SMITH &
FRIENDS
ESTATE AGENTS



Beacons Lane, TS17 5EF

*** LARGE THREE BEDROOM DETACHED FAMILY HOME ***
*** DOUBLE WIDTH DRIVEWAY ***
*** PARTIAL CONVERTED GARAGE, PROVIDING ADDITIONAL RECEPTION ROOM ***

NEW TO THE MARKET with Smith & Friends Estate Agents, we are delighted to market this three bedroom detached home that is situated in the popular Roundhill area of Ingleby Barwick which features great sized living accommodation throughout.

The ground floor consists of; Entrance Hallway, Downstairs WC, Living Room with Bay Window, Partial Converted Garage, creating an additional Sitting Room/Separate Dining Room and a Modern Kitchen/Diner with French Doors to the Rear Garden.
To the First Floor there are Three Good Sized Double Bedrooms, Master with En-Suite Shower Room and a Lovely Family Bathroom.

Externally, there are gardens to the front and rear which is West Facing plus a New Block Paved Driveway providing ample of off-street parking. This property would be ideal for those buyers looking for a fantastic family home.

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

GROUND FLOOR

Entrance Hall
5'5" x 2'9"

Downstairs WC
5'9" x 2'6"

Living Room
11'1" x 11'6"
Bay window allowing additional Light to the room

Inner Hallway
7'1" x 2'9"
Understairs Cloakroom with access to the additional Reception Room

Dining Room
12'5" x 8'2"
French Doors to the Rear Garden

Kitchen
8'5" x 14'11"
French Doors to the Rear Garden

FIRST FLOOR

Landing
11'1" x 6'3"

Bedroom 1
16'5" x 8'8"
Additional Dressing Room

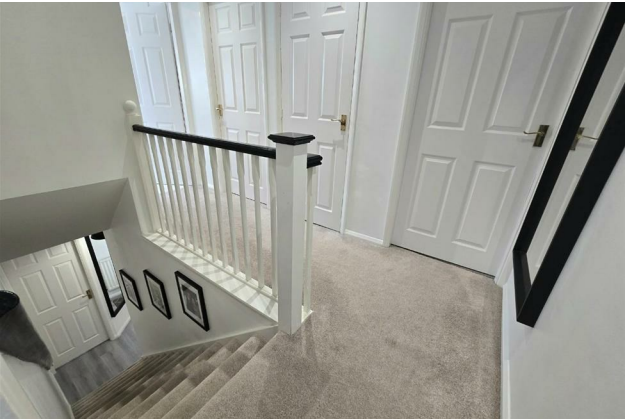
En-Suite Shower Room
5'6" x 6'2"

Bedroom 2
13'11" x 8'3"

Bedroom 3
9'6" x 10'5"

Family Bathroom
6'5" x 6'3"

Partial Converted Garage
3'10" x 8'5"









Ground Floor



Floor 1

Approximate total area⁽¹⁾

950.86 ft²
88.34 m²

Reduced headroom

10.41 ft²
0.97 m²

(1) Excluding balconies and terraces

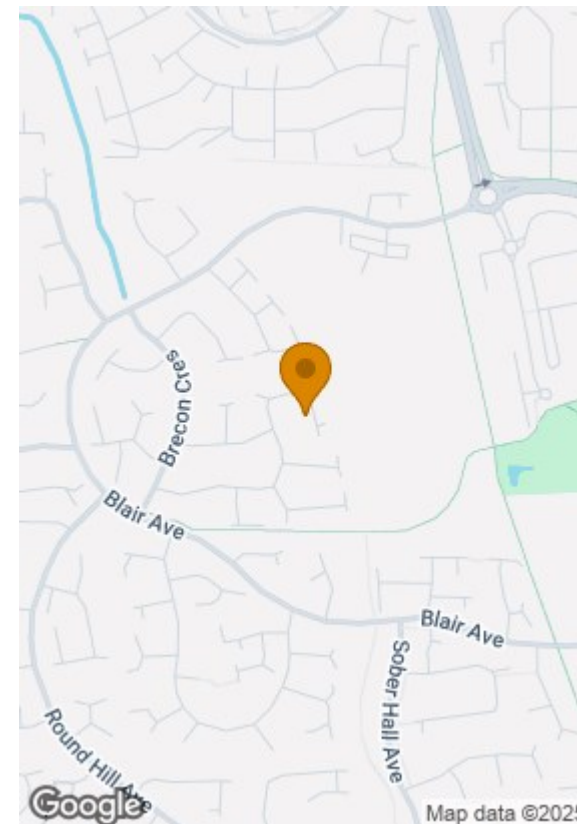
Reduced headroom

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 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		49
(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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