



**Spurrey Close, TS17 0SJ**  
**3 Bed - House - Detached**  
**£194,950**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Spurrey Close, TS17 0SJ

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* BRAND NEW MODERN KITCHEN \*\*\*

NEW TO THE MARKET, with Smith & Friends, this lovely three bedroom detached property, located in a quiet Cul-de-Sac on the popular area of Lowfield's, Ingleby Barwick.  
This property is perfect for First Time Buyers or an Investor looking for a Buy-to-Let.

The property briefly comprises of; Entrance Hall, Living Room, leading to a Brand New Modern Kitchen/Diner, with French Doors to a Spacious Conservatory.  
The first floor has three bedrooms, master with built-in wardrobes and a family bathroom/WC with white suite.  
The property benefits from gas central heating, UPVC double glazing, a long drive suitable for 2 cars, front garden with well maintained lawn, and a south facing large rear garden with decking and lawn.

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

## GROUND FLOOR

### Entrance Hall

6'1" x 4'8" (1.87m x 1.43m)

### Living Room

13'10" x 12'6" (4.24m x 3.83m)

### Open-Plan Kitchen / Diner

10'11" x 15'7" (3.34m x 4.76m )

### Conservatory

12'4" x 8'7" (3.78m x 2.63m)

## FIRST FLOOR

### Landing

8'7" x 6'3" (2.63m x 1.91m)

### Bedroom 1

12'0" x 8'7" (3.66m x 2.62m)

### Bedroom 2

10'0" x 9'1" (3.05m x 2.79m)

### Bedroom 3

9'1" x 6'9" (2.77m x 2.08m)

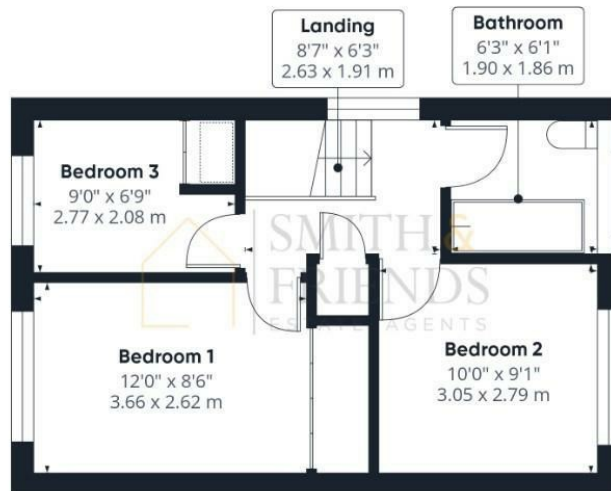
### Family Bathroom

6'2" x 6'1" (1.90m x 1.86m)





Ground Floor



Floor 1

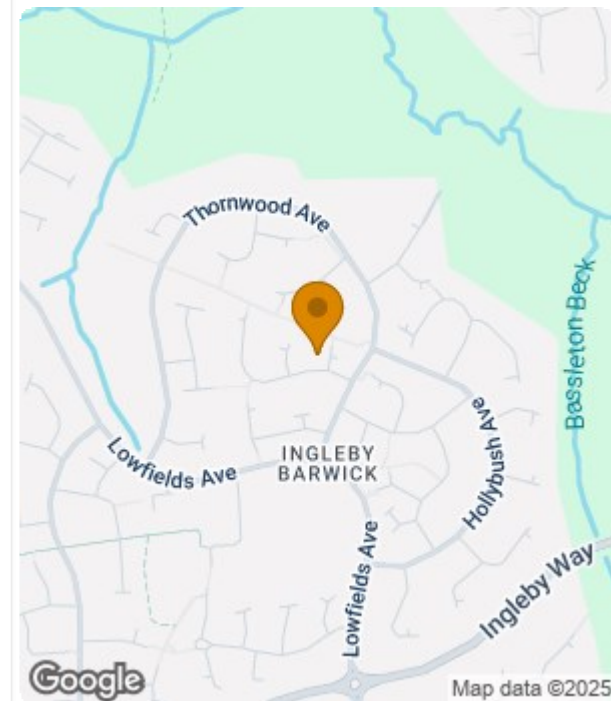
Approximate total area<sup>(1)</sup>  
870 ft<sup>2</sup>  
80.9 m<sup>2</sup>

(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 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk

