



Cynthia Close, Ingleby Barwick, TS17 0GD
3 Bed - House - Semi-Detached
£223,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Cynthia Close, TS17 0GD

*** BEAUTIFULLY UPGRADED CORNER PLOT ***
*** LANDSCAPED REAR GARDEN, WITH NEW PAVING TO THE FRONT ***

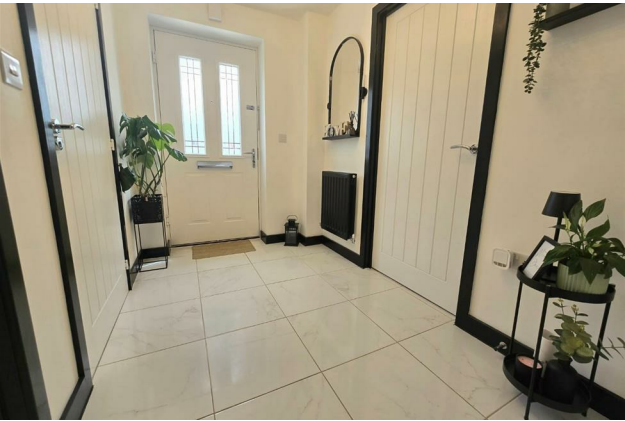
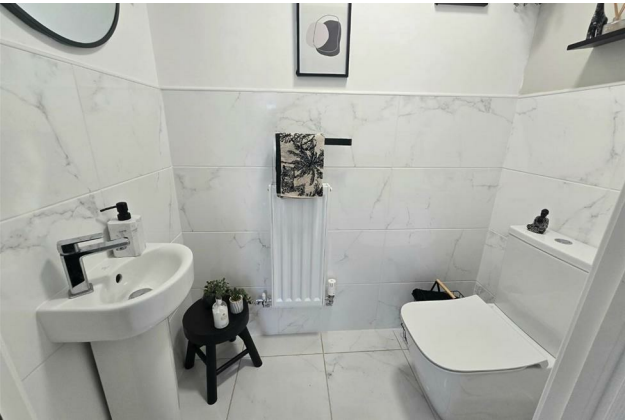
NEW TO THE MARKET, with Smith & Friends, this stunning three bedroom semi-detached family home, occupying a delightful corner plot, located in the popular Beckside Manor on the outskirts of Ingleby Barwick, built by Miller Homes in 2023 to the Kingston design.

The property briefly comprises of; Spacious Entrance Hallway with Cloak Cupboard, Downstairs WC, Dual Aspect Views from a bright and airy Living Room, with additional Featured Media Wall, and an Open-Plan Kitchen / Diner with French Doors to the rear garden.

The First Floor provides; an Landing, with Two Double Bedrooms, (Master with En-Suite Shower Room, and Built-In Wardrobes), an Additional Third Bedroom (Currently used as a Dressing Room) and a Good Sized Family Bathroom.

Externally, the property has had no expense spared with a stunning paving surrounding the front of the property, with small shrubs and lawn area, whilst the rear of the property has a landscaped rear garden, with a well maintained lawn and gated access to the front of the property and also the rear of the property onto the driveway.

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



GROUND FLOOR

Hallway
8'7" x 5'10"

Living Room
14'8" x 9'10"

Downstairs WC
5'5" x 3'2"

Kitchen / Diner
15'3" x 11'2"

FIRST FLOOR

Landing
3'2" x 9'3"

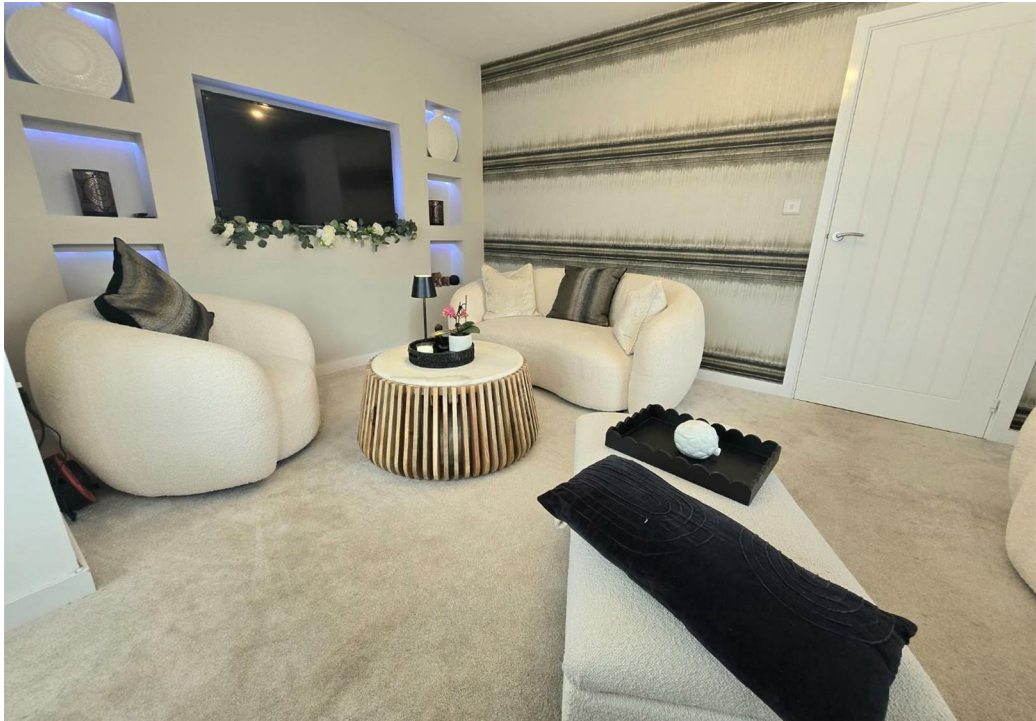
Bedroom 1
11'1" x 9'10"

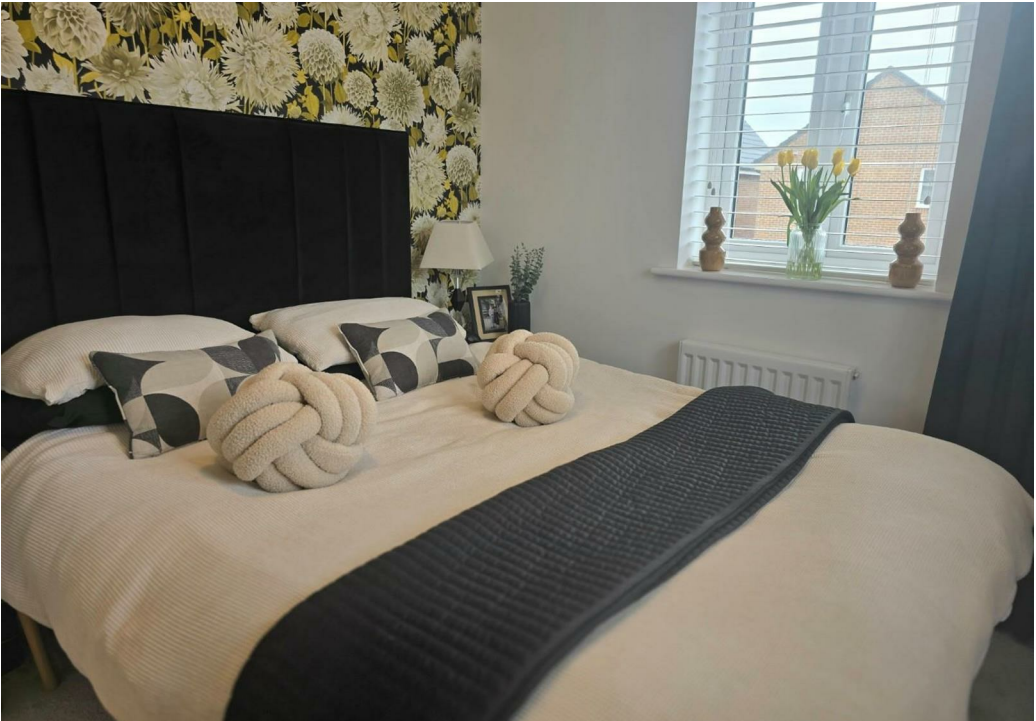
En-Suite
3'5" x 9'1"

Bedroom 2
8'6" x 11'4"

Bedroom 3
6'9" x 11'3"

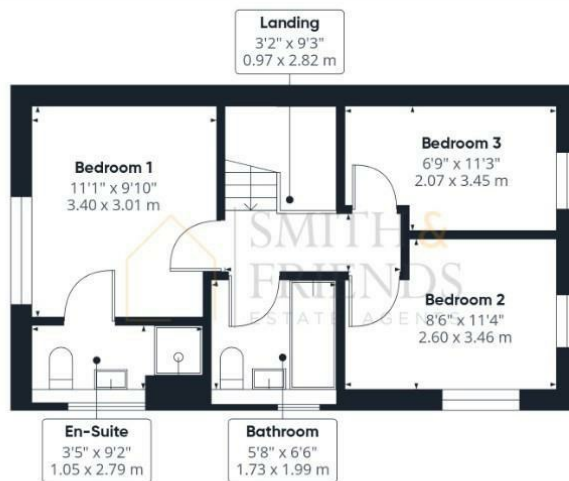
Family Bathroom
5'8" x 6'6"







Ground Floor



Floor 1

Approximate total area⁽¹⁾

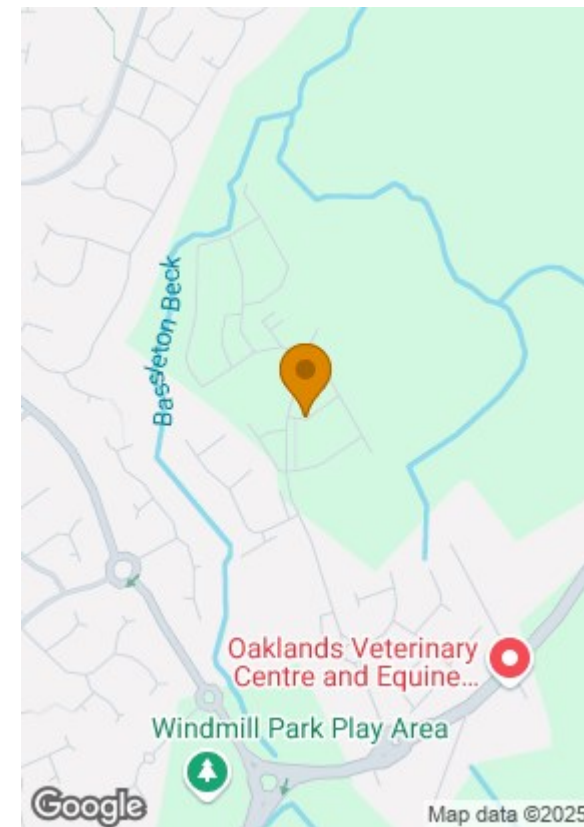
819 ft²
76.2 m²

(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		95
(81-91)	B	83	
(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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS