



Little Pasture, Ingleby Barwick, Stockton-On-Tees, TS17 5ND  
4 Bed - House - Detached  
£255,000

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Little Pasture, Ingleby Barwick, TS17 5ND

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* IDEAL PURCHASE FOR AN INVESTOR OR FIRST TIME BUYER \*\*\*

NEW TO THE MARKET, with Smith & Friends Estate Agents, this four bedroom detached family home positioned within a quiet cul-de-sac location, in the sought after area of Broomhill, Ingleby Barwick. The property is within a desirable family-friendly neighbourhood, this home is close to excellent schools, parks, shopping centres, and recreational facilities.

The property briefly comprises of; Entrance Hall, Downstairs WC, Living Room with Double Doors leading into a Separate Dining Room with French Doors to the Rear Garden. In addition the property has a Fitted Kitchen with Utility Room. The First Floor Provides a Landing with Storage Cupboard, Two Bedrooms with Built-In Wardrobes, (Master with En-Suite Shower Room), additional Two Further Bedrooms and a Family Bathroom.

Externally, the property has a front lawn with Double Width Driveway and Single Integral Garage, whilst the Rear of the Property has a generous sized garden benefitting from a lawn and decking area.

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

## GROUND FLOOR

Entrance Hallway  
16'6" x 2'11"

Downstairs WC  
4'11" x 2'10"

Living Room  
14'1" x 10'6"

Dining Room  
8'9" x 9'6"

Kitchen  
8'10" x 13'5"

Utility Room  
6'5" x 5'7"

## FIRST FLOOR

Landing  
2'10" x 13'5"

Bedroom 1  
9'6" x 11'2"

En-Suite  
3'8" x 7'5"

Bedroom 2  
12'3" x 12'3"

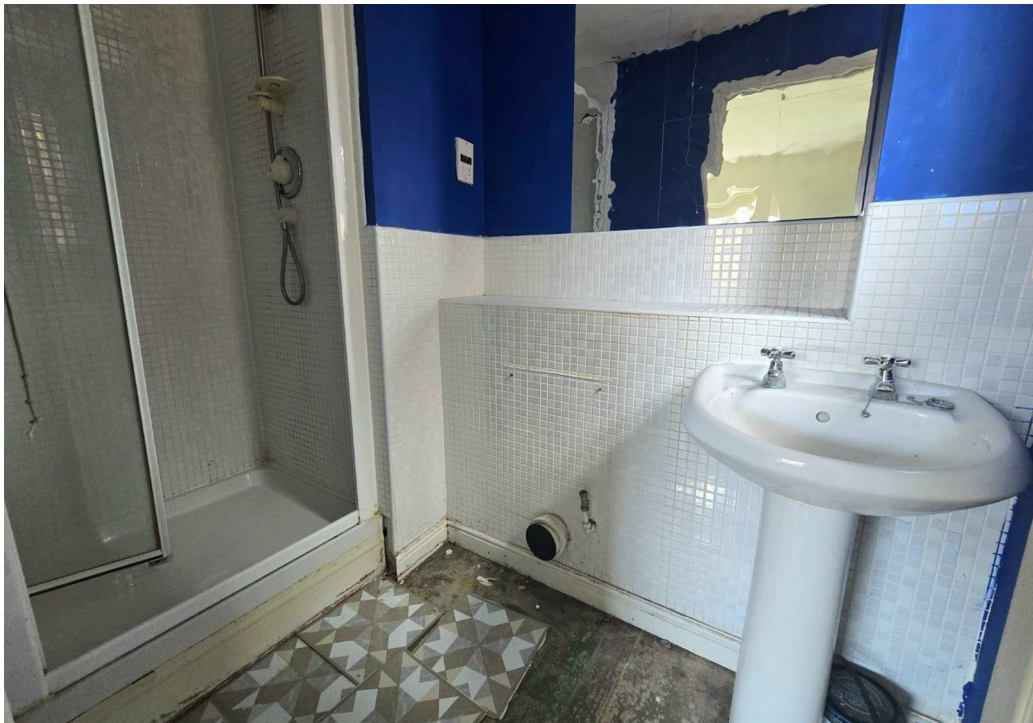
Bedroom 3  
8'11" x 9'4"

Bedroom 4  
6'11" x 8'9"

Family Bathroom  
6'1" x 7'0"

SINGLE GARAGE  
16'7" x 8'3"









Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1161 ft<sup>2</sup>  
107.9 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

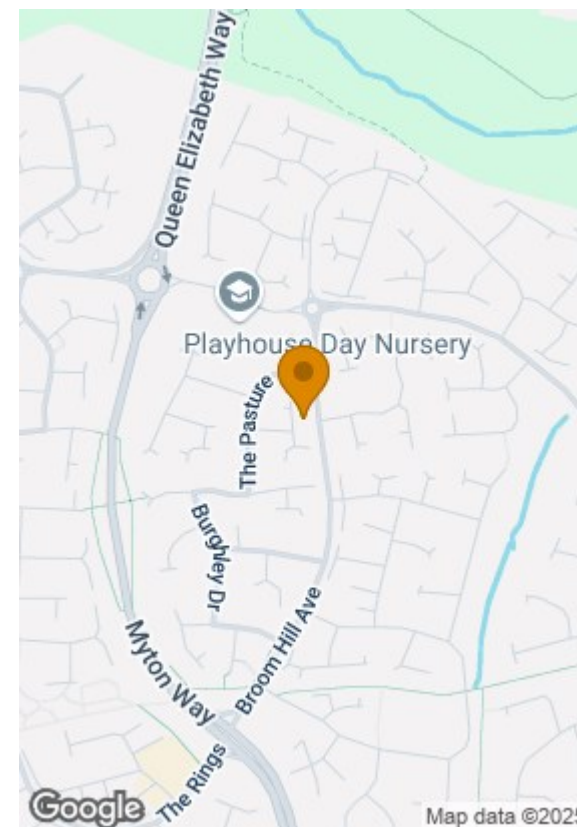
Reduced headroom

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 are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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>                  | 73                      | 83        |
|   | 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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