

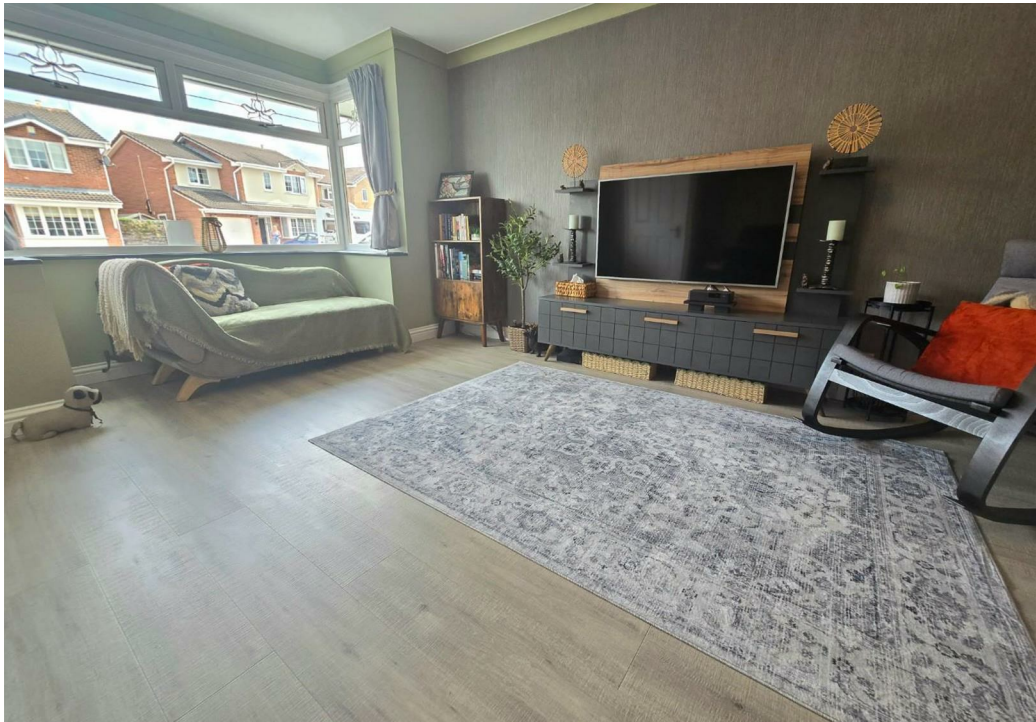


Fountains Avenue, Ingleby Barwick, TS17 0TX
4 Bed - House - Detached
£255,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Fountains Avenue, TS17 0TX

*** SPACIOUS FAMILY HOME ***
*** SOUTH WEST FACING REAR GARDEN ***
*** TRIPLE CAR FRONT DRIVEWAY ***

NEW TO THE MARKET, with Smith & Friends, this four bedroom detached family home, located in the popular area of Beckfields, Ingleby Barwick, with local amenities and public transport links close by.

The property briefly comprises of; Entrance Hall, Bay Fronted Living Room, Open-Plan Kitchen/Diner, Conservatory with a New Roof Fitted in 2020, Separate Utility and Cloakroom/WC to the ground floor. In addition this property has an additional Reception Room, as the property has had a Professional Garage conversion.

To the first floor off the landing are Four Bedrooms, 'Master' with En-Suite and Built-In Wardrobes, and a Separate Family Bathroom.

Externally; the property has a Imprint Concrete Triple Car Driveway to the Front, whilst the Rear benefits from being a South West Facing Garden, recently Landscaped in 2023 with a new Patio.

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



GROUND FLOOR

Entrance Hall
5'0" x 4'8"

Living Room
16'5" x 13'2"

Kitchen / Diner
9'9" x 18'7"

Utility Room
6'6" x 5'9"

Downstairs WC
3'2" x 5'7"

Conservatory
12'3" x 8'2"

Second Reception Room
16'1" x 7'4"

FIRST FLOOR

Landing
3'2" x 10'0"

Bedroom 1
9'9" x 13'1"

En-Suite
4'7" x 7'8"

Bedroom 2
9'4" x 9'5"

Bedroom 3
9'0" x 7'4"

Bedroom 4
9'5" x 8'1"

Family Bathroom
5'10" x 6'7"







Ground Floor



Floor 1

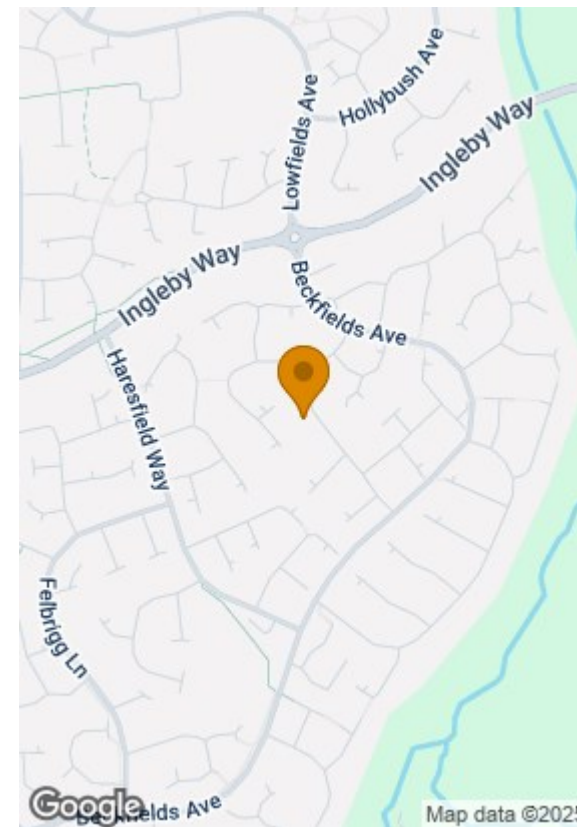
Approximate total area⁽¹⁾

1221 ft²
113.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales	74	78
	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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