



Apsley Way, TS17 5GB
6 Bed - House - Detached
£359,995

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Apsley Way Ingleby Barwick TS17 5GB

*** NO CHAIN SALE ***

*** AMPLE OF OFF-STREET PARKING ***

NEW TO THE MARKET, with Smith & Friends, this five/six bedroom detached family home, positioned with a quiet cul de sac, located within the sought after area of 'The Rings', Ingleby Barwick. The property has an impressive kerb appeal from when you drive up to the property, with a Detached Double Garage, Electric Roller Door, and an extensive 'resin drive'.

The Property briefly comprises of; an Entrance Hall, Downstairs Cloakroom/WC, Living Room, Second Reception Room, Open-Plan Kitchen/Diner with a refitted kitchen and French Doors to the rear Garden and a Third Reception Room/Dining Room, Currently used as a Ground Floor Bedroom.

The First Floor provides, Three Double Bedrooms, with the Master Bedroom located on this floor, with Fitted Wardrobes and 'Juliet' Balcony, and a Spacious En-Suite Shower Room.

The Second Floor has two Spacious Double Bedrooms and an additional Shower Room.

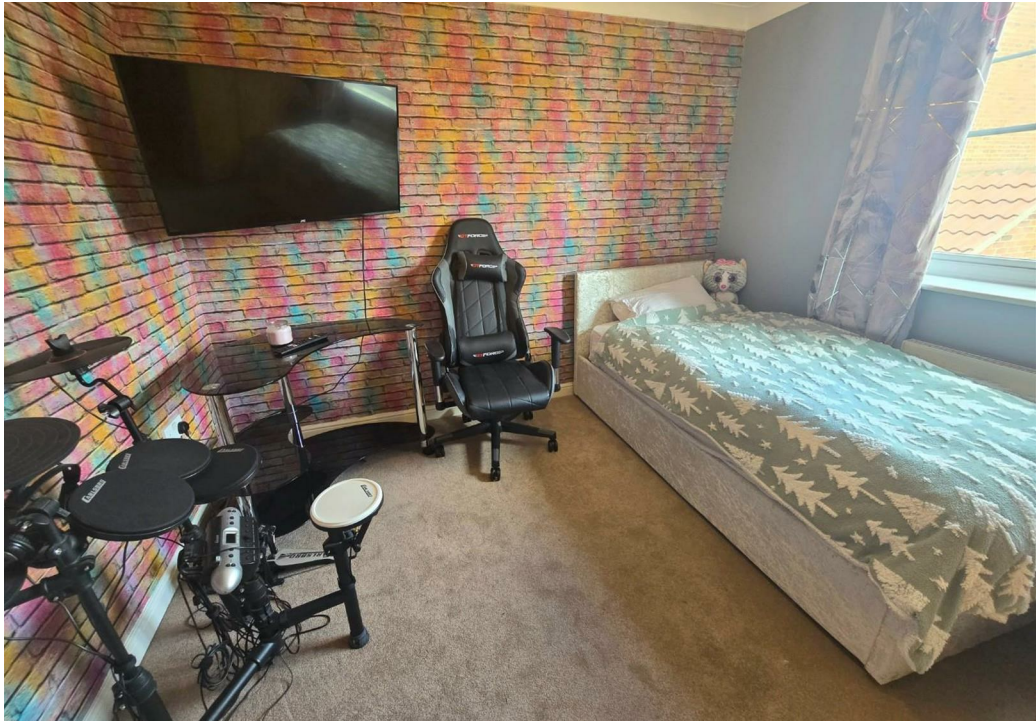
Externally, the Property has well maintained lawn to the front, whilst the rear garden has a timber gazebo, Summer House and lawn and patio area, benefitting from being is south facing.

For a viewing contact SMITH AND FRIENDS - Estate Agents Ingleby Barwick











GROUND FLOOR

Entrance Hall

4'10" x 16'2" (1.48m x 4.95m)

Living Room

12'0" x 14'1" (3.66m x 4.31m)

Second Reception Room

10'2" x 11'11" (3.10m x 3.65m)

Downstairs WC

6'5" x 3'8" (1.98m x 1.14m)

Kitchen / Diner

18'4" x 10'2" (5.61m x 3.10m)

Dining Room (Currently 6th Bedroom)

8'10" x 10'2" (2.71m x 3.11m)

FIRST FLOOR

Landing

7'8" x 3'0" (2.35m x 0.93m)

Bedroom 1

10'2" x 24'6" (3.12m x 7.48m)

En-Suite Shower Room

10'2" x 5'2" (3.11m x 1.60m)

Bedroom 2

8'11" x 13'11" (2.73m x 4.26m)

Bedroom 3

9'9" x 10'5" (2.98m x 3.18m)

Family Bathroom

7'0" x 6'11" (2.15m x 2.12m)

SECOND FLOOR

Landing

6'11" x 2'9" (2.11m x 0.86m)

Bedroom 4

9'1" x 15'7" (2.77m x 4.77m)

Bedroom 5

11'0" x 15'8" (3.36m x 4.78m)

Bathroom

6'10" x 5'9" (2.10m x 1.76m)

DETACHED DOUBLE GARAGE

18'6" x 18'7" (5.66m x 5.67m)







Ground Floor Building 1



Approximate total area^m

2061 ft²
191.6 m²

Reduced headroom
35 ft²
3.3 m²



Floor 2 Building 1

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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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



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