

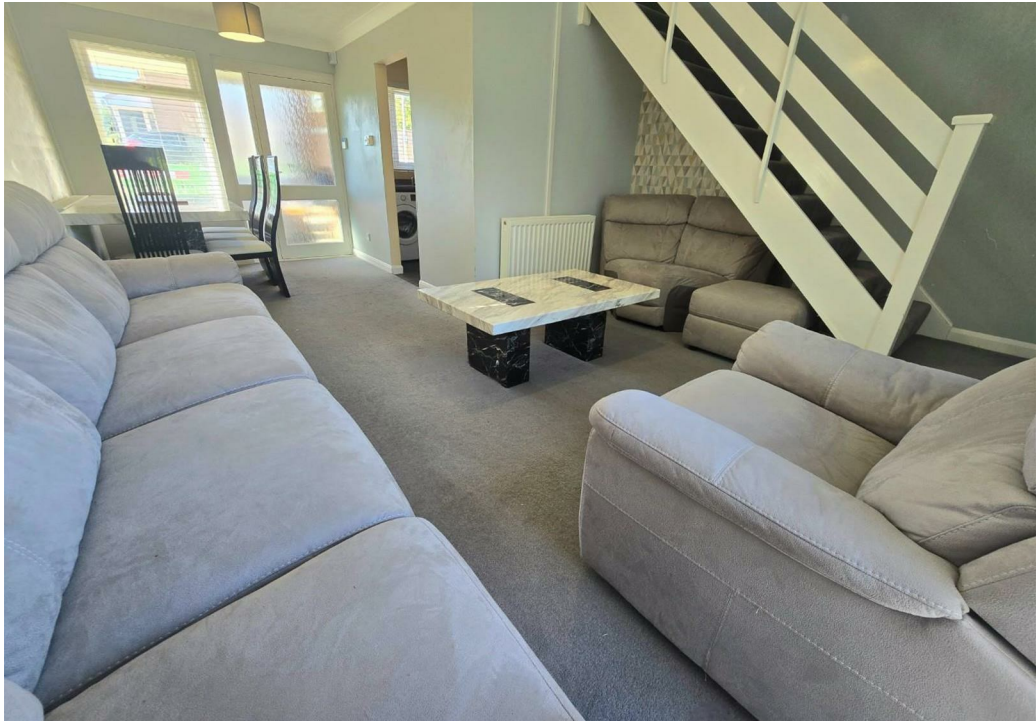


Copse Close, TS17 0SA
2 Bed - House - End Terrace
£139,995

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Copse Close, TS17 0SA

*** NO CHAIN SALE ***

NEW TO THE MARKET with SMITH & FRIENDS, this Two Bedroom End Terraced Property, located in the popular area of Lowfield's, Ingleby Barwick with local amenities close by.

The property briefly comprises of: Entrance Vestibule, a Large Living / Dining Room with sliding patio doors leading to the rear garden, and a Modern Equipped Kitchen.

To the first floor, there is a modern Three Piece Bathroom, a Single Bedroom and a Large Double Bedroom.

Externally, there is a small lawned area and path to the front of the property, with off-street parking to the rear. The enclosed rear garden follows around to the side of the property with an allocated paved seating area.

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



GROUND FLOOR

Entrance Porch

Lounge/Reception Room

20'8" x 14'2" (6.30m x 4.32m)

Kitchen

9'1" x 5'8" (2.79m x 1.73m)

FIRST FLOOR

Bedroom 1

11'6" x 10'9" (3.51m x 3.30m)

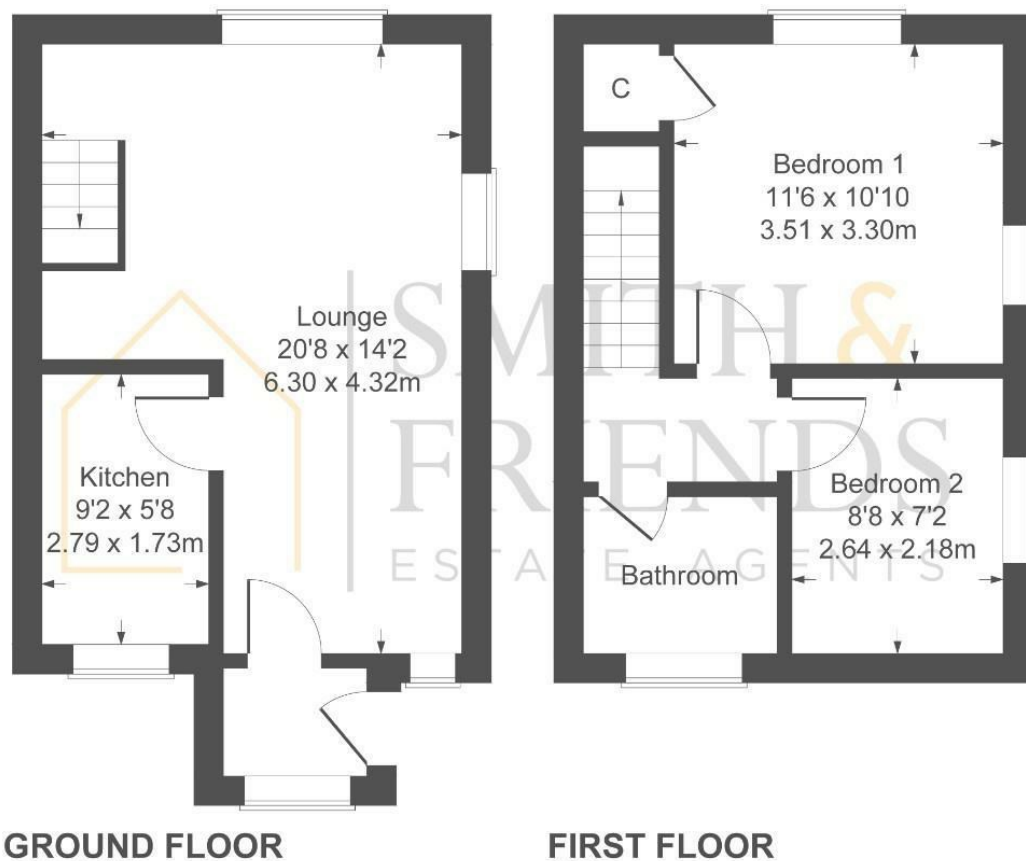
Bedroom 2

8'7" x 7'1" (2.64m x 2.18m)

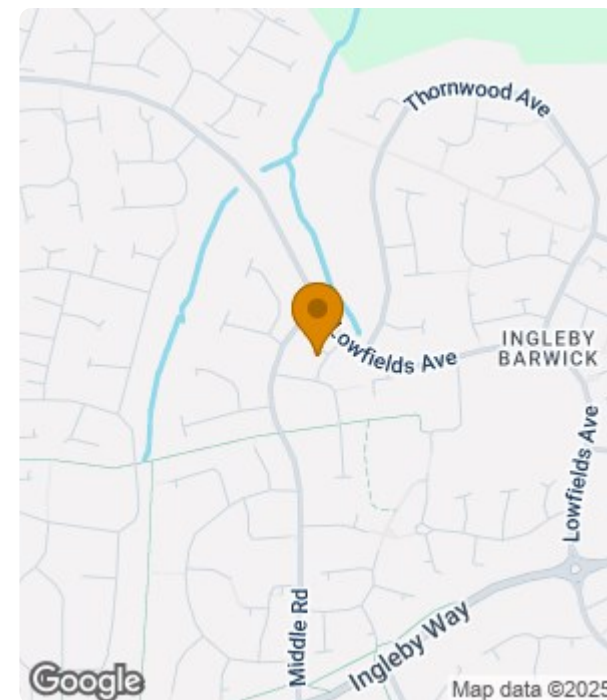
Family Bathroom

Copse Close

Approximate Gross Internal Area
608 sq ft - 56 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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

