



**Stanway Close, Ingleby Barwick, TS17 5LW**  
**3 Bed - House - End Terrace**  
**Guide Price £140,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Stanway Close, TS17 5LW

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET \*\*\*

Smith & Friends Estate Agents are delighted to bring to market this three bedroom semi-detached property situated within the sought after area of 'The Rings', Ingleby Barwick. Located a short stroll from Sandgate Park with its shops and restaurants, Tesco and other local shops this property is ideally located, as well as being not far from well regarded local schools.

The property briefly comprises of; Entrance Hallway, Downstairs WC, Living Room, Kitchen / Diner with French Doors to the Rear Garden. The First Floor provides Landing with Storage Cupboard, Three Bedrooms, 'Master' with En-Suite Shower Room and a Family Bathroom. Externally, the property has a well maintained lawn, with a patio and decking area to the rear garden, a side garden lawn area, and the front of the property has off-street parking for 3-4 cars.  
\*\*\* Photos may slightly differ to the actual property. \*\*\*

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

FOR SALE BY AUCTION. STARTING BID PRICE £140,000

## GROUND FLOOR

Entrance Hallway  
8'1" x 3'11"

Downstairs WC  
5'6" x 3'1"

Living Room  
14'4" x 11'11"

Kitchen / Diner  
8'10" x 15'3"

## FIRST FLOOR

Landing  
5'10" x 3'4"

Bedroom 1  
9'5" x 9'8"

En-Suite  
6'3" x 5'3"

Bedroom 2  
7'6" x 9'2"

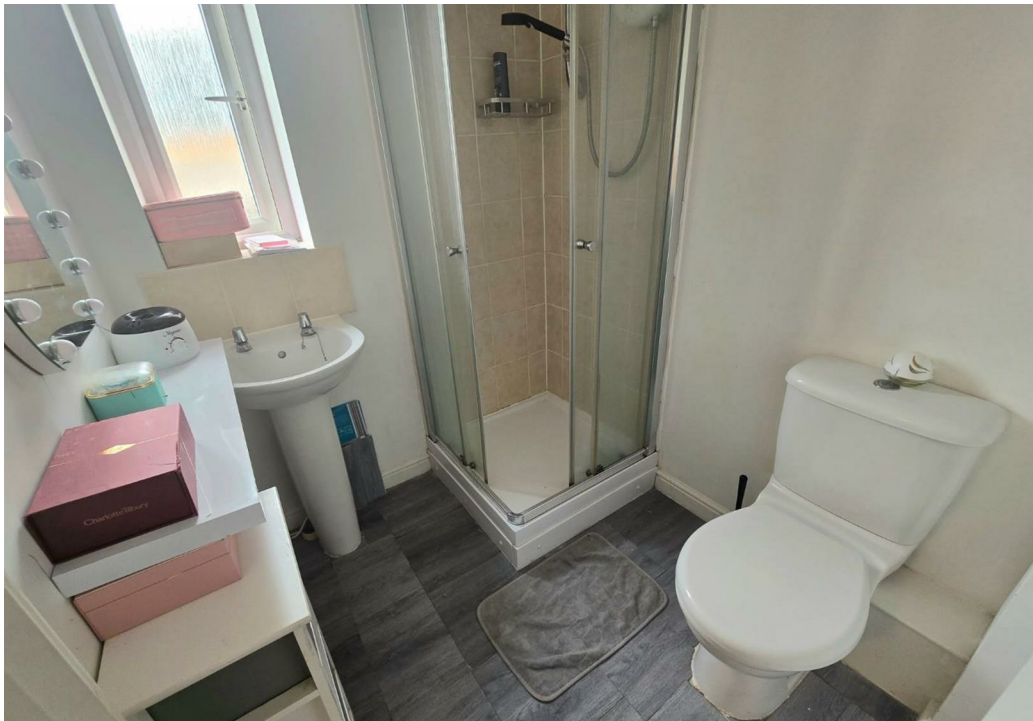
Bedroom 3  
7'7" x 5'10"

Family Bathroom  
5'11" x 6'0"

**Auctioneer Comments:**  
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.


The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.








### Energy Efficiency Rating

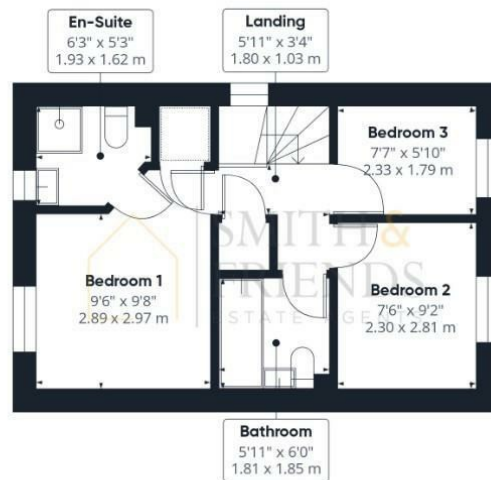
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Ground Floor



Floor 1

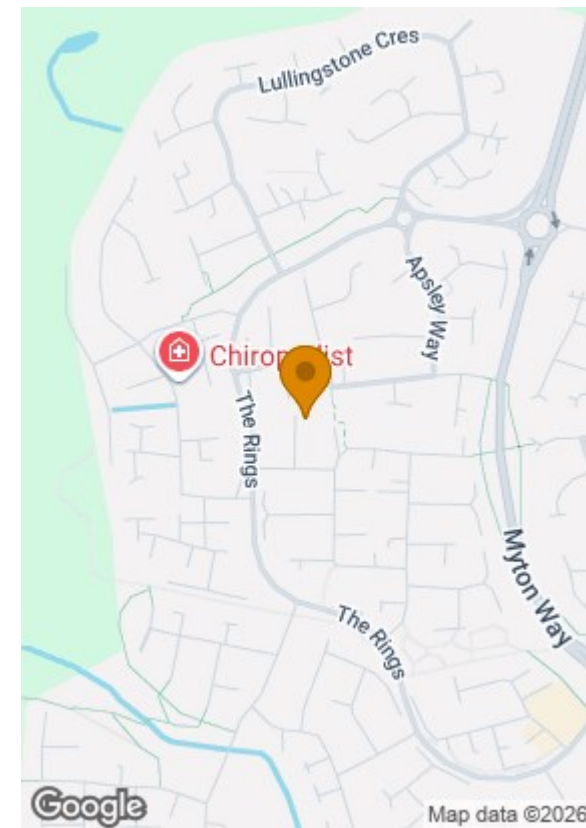
Approximate total area<sup>(1)</sup>

693 ft<sup>2</sup>  
64.5 m<sup>2</sup>

(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



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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.

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