



Beacons Lane, Ingleby Barwick, TS17 5EF
3 Bed - House - Semi-Detached
£850 PCM

Council Tax Band:
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

Beacons Lane, Ingleby Barwick, TS17 5EF

AVAILABLE NOVEMBER

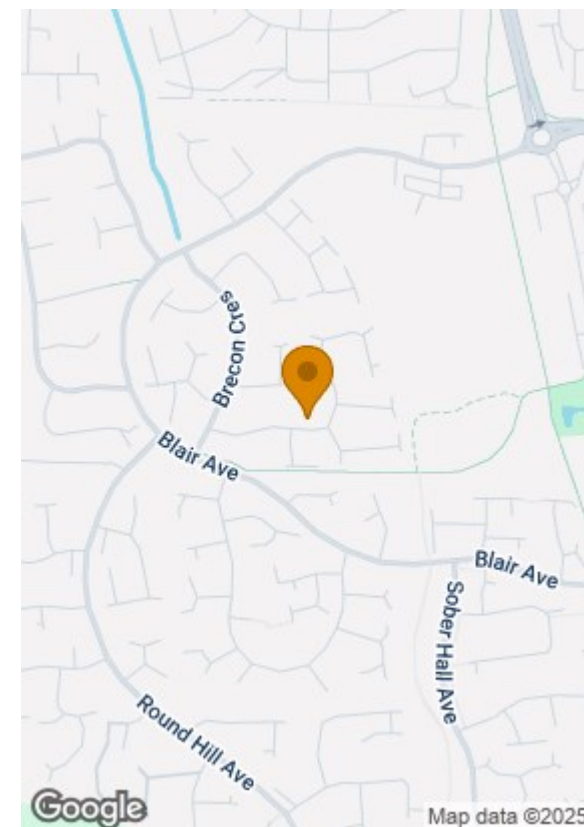
SMITH & FRIENDS are Pleased to Bring to the Market this Three Bedroom Semi Detached House, Located within the Popular Roundhill Area of Ingleby Barwick.

The Property Briefly Consists; Entrance Porch, Cloakroom W/C, Lounge, Dining Room, Conservatory, Fitted Kitchen. The First Floor Provides; Landing, with Bedroom One, Bedroom Two and an Additional Third Bedroom and a Family Bathroom.

Externally, the Front of the Property has a Lawned Garden, with Driveway.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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.

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