



**Hillbrook Crescent, TS17 5BN**  
**2 Bed - Apartment**  
**£95,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Hillbrook Crescent, TS17 5BN

- \*\* GROUND FLOOR APARTMENT \*\*
- \*\* NO ONWARD CHAIN \*\*
- \*\* ALLOCATED PARKING BAY \*\*

Rarely available to the market, this well-presented ground floor two-bedroom apartment is situated within the highly sought-after 'Broomhill' area of Ingleby Barwick. Offering comfortable and modern living throughout, this home is ideal for first-time buyers, those looking to downsize, or buy-to-let investors alike.

The property features a cosy and inviting lounge area, perfect for relaxation, alongside a modern fitted kitchen and a stylish bathroom. Both bedrooms are well-proportioned, providing versatile living space to suit a range of needs.

Externally, the apartment benefits from an allocated parking bay, additional visitor parking, and secure intercom access for peace of mind.

Conveniently located close to the popular Sandgate shopping area, the property is within easy reach of highly regarded schools, local amenities, and excellent transport links including the A66, A19, and A174—making it ideal for commuters.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a ready-to-move-into home in a desirable location - CONTACT SMITH & FRIENDS INGLEBY BARWICK

### Hallway

3'1" x 19'4" (0.94m x 5.90m)

### Bedroom 1

8'7" x 17'3" (2.64m x 5.28m)

### Bedroom 2

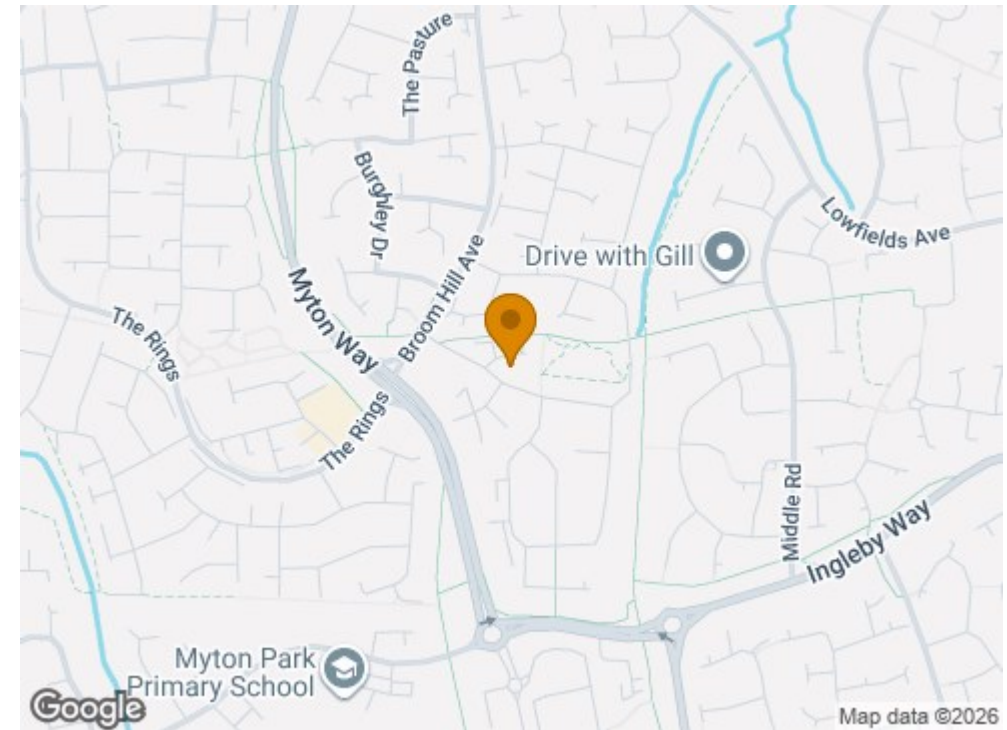
8'5" x 7'8" (2.57m x 2.34m)

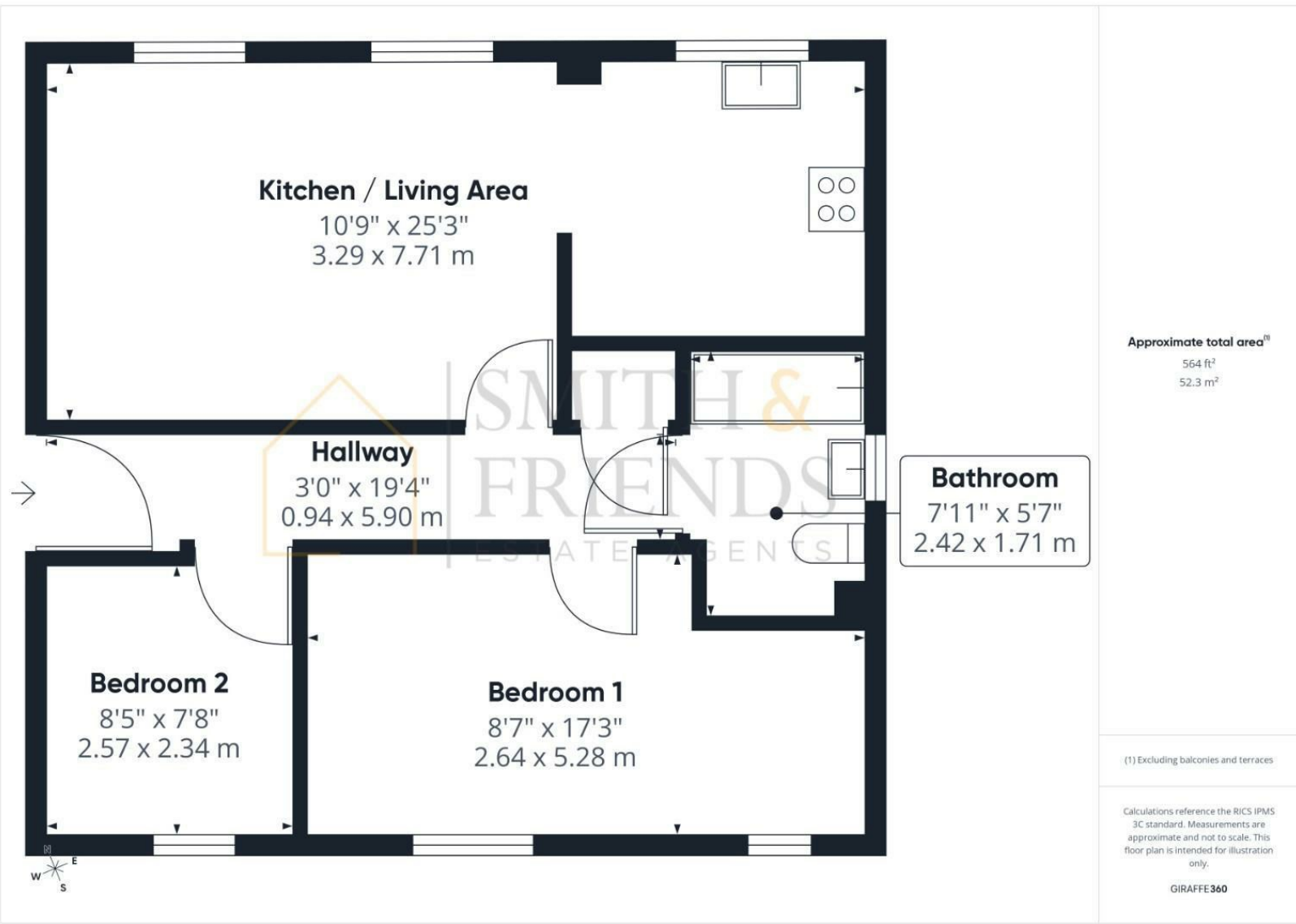
### Kitchen\Living Area

10'9" x 25'3" (3.29m x 7.71m)

### Bathroom

7'11" x 5'7" (2.42m x 1.71m)






Approximate total area<sup>(1)</sup>  
 564 ft<sup>2</sup>  
 52.3 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

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(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 	

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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