



**Petworth Crescent, Ingleby Barwick, TS17 0PD**  
**3 Bed - House - Semi-Detached**  
**£180,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Petworth Crescent, TS17 0PD

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR \*\*\*

\*\*\* GARAGE AND DRIVEWAY PARKING FOR 2 CARS \*\*\*

Located within the highly desirable Beckfields area of Ingleby Barwick, this impressive and well-presented three-bedroom semi-detached home with garage is an ideal purchase for first-time buyers, young families, or investors alike.

The property welcomes you via an entrance porch leading into a deceptively spacious and tastefully decorated lounge, complete with a feature electric fireplace, creating a warm and inviting living space.

To the rear, a modern kitchen diner offers both style and practicality, with French doors opening directly onto the generous rear garden—perfect for entertaining or relaxing. The garden is thoughtfully designed, featuring a combination of patio, lawn, and low-maintenance astro turf. A convenient ground floor W/C completes the downstairs accommodation.

To the first floor, the property comprises three well-proportioned bedrooms, including two doubles and a single bedroom, alongside a contemporary family bathroom.

Externally, the home benefits from a garage and a driveway providing off-street parking for up to two vehicles.

Ideally positioned close to highly regarded schools, local shops, and everyday amenities, the property also offers excellent transport links via the A66, A19, and A174, making it perfect for commuters.

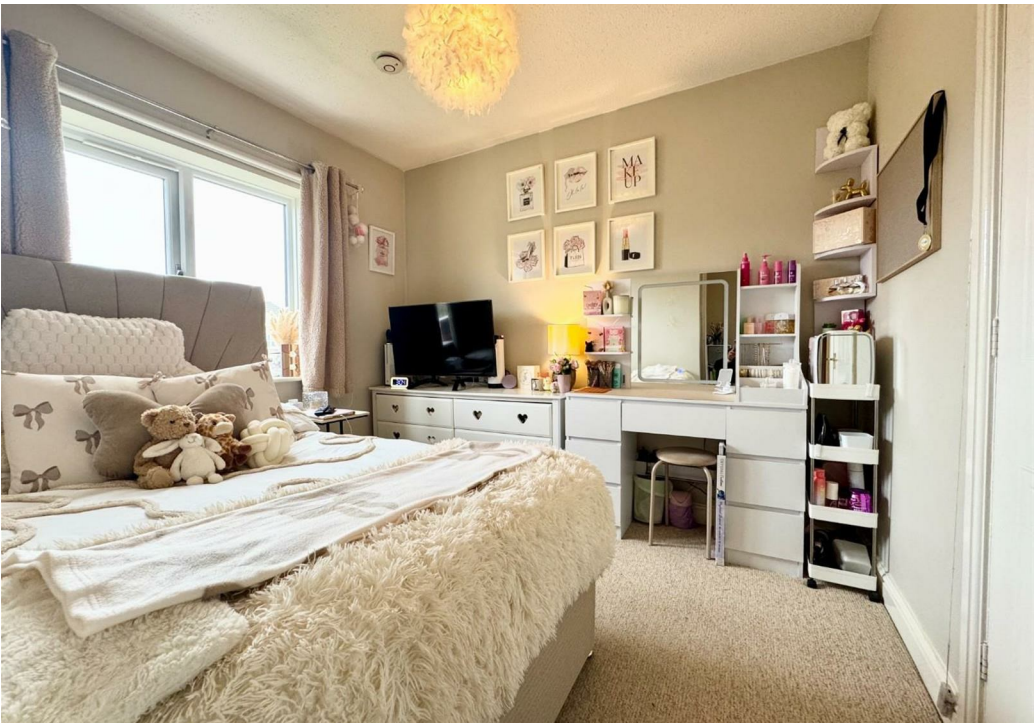
Early viewing is highly recommended to appreciate the space, presentation, and fantastic location this home has to offer. CONTACT SMITH & FRIENDS INGLEBY BARWICK.



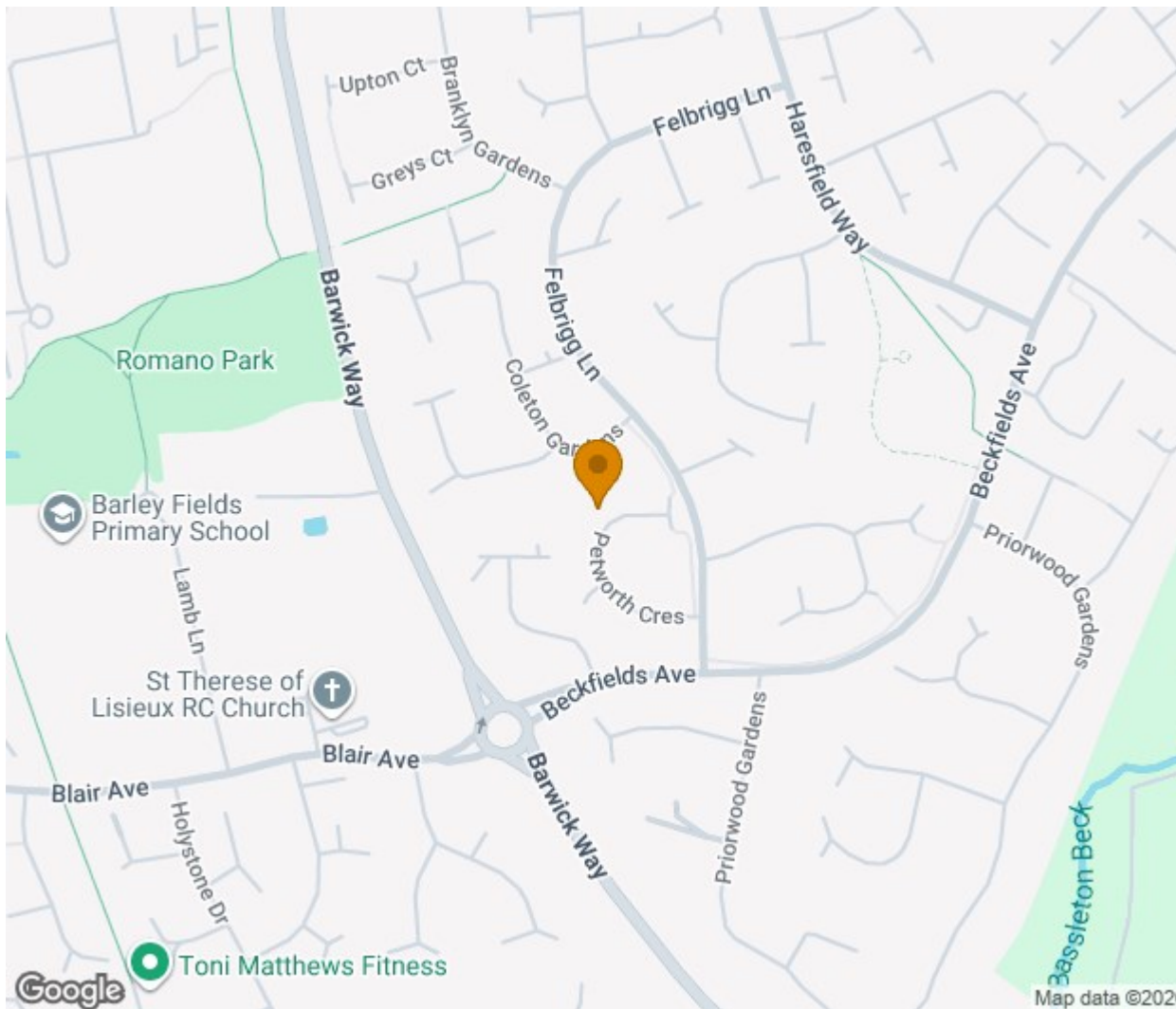












| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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                             | 82      | 88        |
| 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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