Maiden Way, Ingleby Barwick, TS17 5FR
2 Bed - House - End Terrace
£165,000

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

SMITH & FRIENDS
ESTATE AGENTS

Maiden Way, TS17 5FR

Situated within the popular Rings development of Ingleby Barwick, this well-presented two-bedroom end-terraced property offers generous accommodation, a modern kitchen/diner, west-facing rear garden and driveway parking for two cars. An excellent opportunity for first-time buyers, couples or investors.

The property briefly comprises an entrance hallway leading into a spacious lounge, with the modern fitted kitchen/diner positioned to the rear. French doors open directly onto the west-facing rear garden, creating a fantastic outdoor space that enjoys plenty of sunshine and is a real sun trap.

A convenient downstairs WC completes the ground floor.

To the first floor are two generous double bedrooms, along with an upgraded family bathroom featuring a stylish professionally installed cladding finish.

Externally, the property benefits from driveway parking for two cars to the front, while the west-facing rear garden provides an attractive outdoor space for relaxing, entertaining or enjoying the afternoon and evening sun.

The location is particularly convenient, with local shops, parks, schools and everyday amenities all within easy walking distance. Excellent transport links provide easy access to the A66, A19 and A174, making the property well placed for commuting to Stockton-on-Tees, Middlesbrough and the wider Teesside area.

An excellent opportunity to purchase a well-presented two-bedroom end-terraced home in a popular Ingleby Barwick location, offering a great combination of modern living, outdoor space, parking and convenient access to local amenities

GROUND FLOOR

Entrance Hallway
3'6" x 8'7" (1.07m x 2.64m)

Living Room
9'4" x 15'3" (2.86m x 4.65m)

Kitchen
12'7" x 8'0" (3.86m x 2.46m)

WC
2'11" x 4'11" (0.91m x 1.50m)

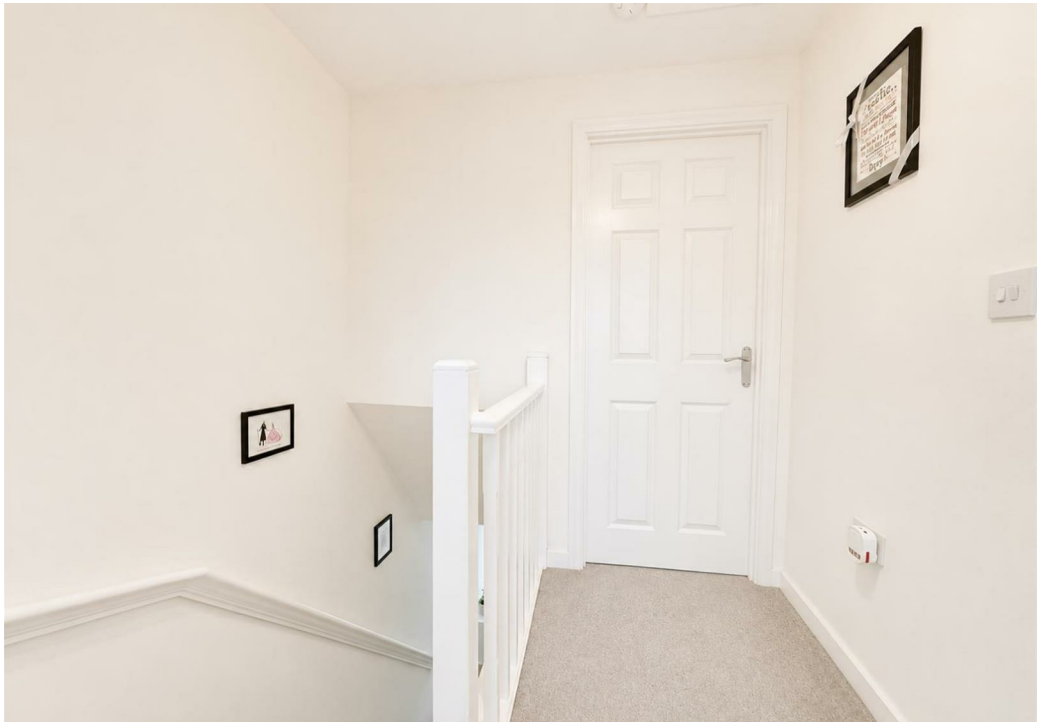
FIRST FLOOR

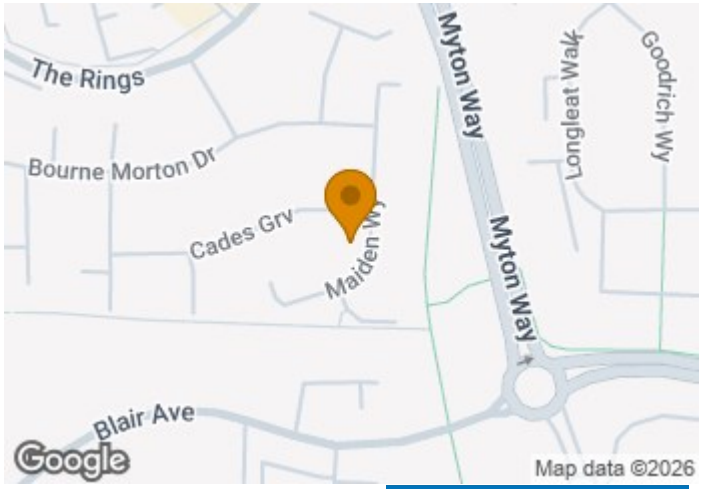
Landing
3'5" x 6'3" (1.05m x 1.93m)

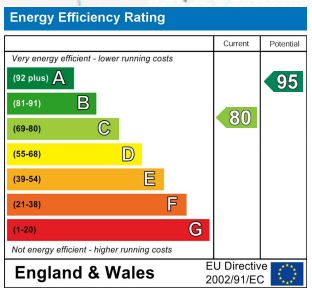
Bedroom 1
12'8" x 8'6" (3.88m x 2.60m)

Bedroom 2
12'7" x 8'1" (3.85m x 2.47m)

Bathroom
5'6" x 6'4" (1.70m x 1.94m)







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

SMITH & FRIENDS
ESTATE AGENTS