Stonebridge Crescent, Ingleby Barwick, TS17 5AZ
3 Bed - House - Semi-Detached
£184,995

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

SMITH & FRIENDS
ESTATE AGENTS

Stonebridge Crescent, TS17 5AZ

** SOLD WITH TENANT IN SITU **
** PERFECT OPPORTUNITY FOR INVESTORS **

An excellent opportunity for investors to acquire this well-presented and spacious three-bedroom semi-detached property in the highly sought-after Broomhill area of Ingleby Barwick, offered for sale with a tenant in situ currently paying £895 PCM, providing immediate rental income from completion.

The accommodation briefly comprises an entrance porch leading into a generous lounge featuring a bay window, creating a bright and welcoming living space. To the rear is a modern open-plan kitchen/diner with a fitted kitchen and ample space for family dining. A professionally converted garage provides a versatile additional reception room, ideal as a second lounge, home office or playroom.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A contemporary family bathroom is fitted with a white three-piece suite.

Externally, the property enjoys a generous rear garden laid mainly to lawn, offering a high degree of privacy as it is not overlooked. To the front, there is a driveway providing off-road parking for two vehicles.

Ideally situated close to highly regarded schools, local shops, supermarkets and a wide range of amenities, the property also offers excellent transport links with easy access to the A66, A19 and A174, making it a popular location for tenants and homeowners alike.

This is a fantastic turnkey investment opportunity, offering immediate cash flow with an established tenant already in place.

GROUND FLOOR

Entrance
3'5" x 2'11" (1.05m x 0.89m)

Living Room
10'9" x 13'11" (3.30m x 4.25m)

Dining Room
10'2" x 7'8" (3.11m x 2.35m)

Kitchen
11'7" x 6'11" (3.54m x 2.13m)

Reception Room
7'6" x 16'4" (2.30m x 4.98m)

FIRST FLOOR

Bedroom 1
8'4" x 12'0" (2.56m x 3.66m)

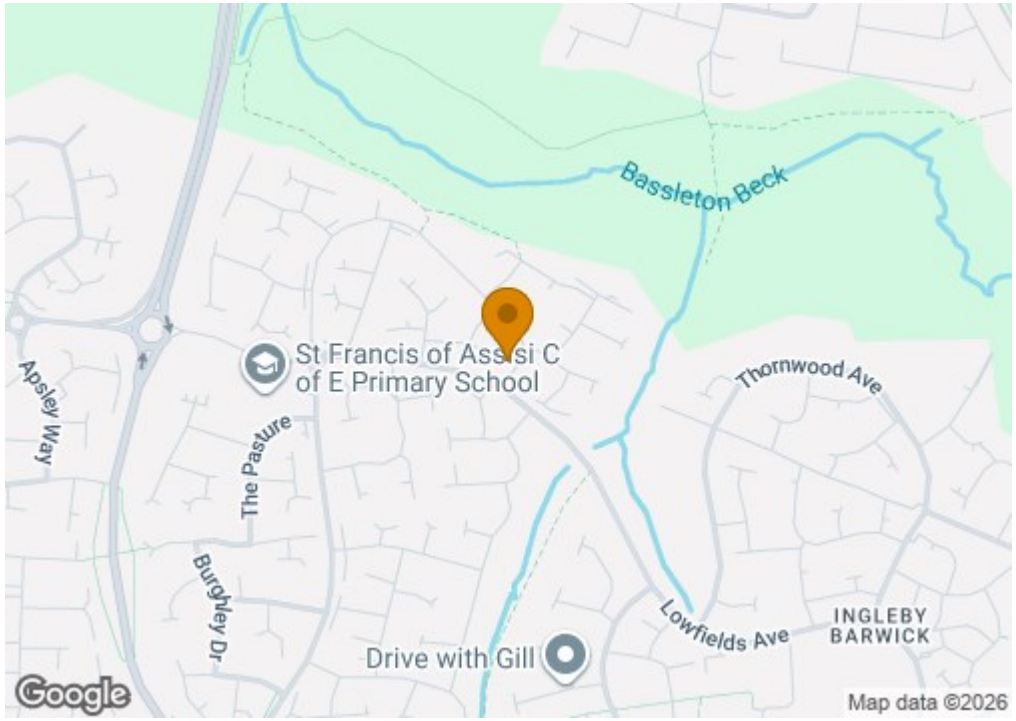
En-Suite
5'4" x 8'1" (1.64m x 2.47m)

Bedroom 2
10'5" x 10'0" (3.19m x 3.05m)

Bedroom 3
8'7" x 7'10" (2.62m x 2.41m)

Bathroom
7'10" x 7'11" (2.41m x 2.43m)

PRIMARK


Bassleton Beck
St Francis of Assisi C of E Primary School
Thornwood Ave
Apsley Way
The Pasture
Burghley Dr
Drive with Gill
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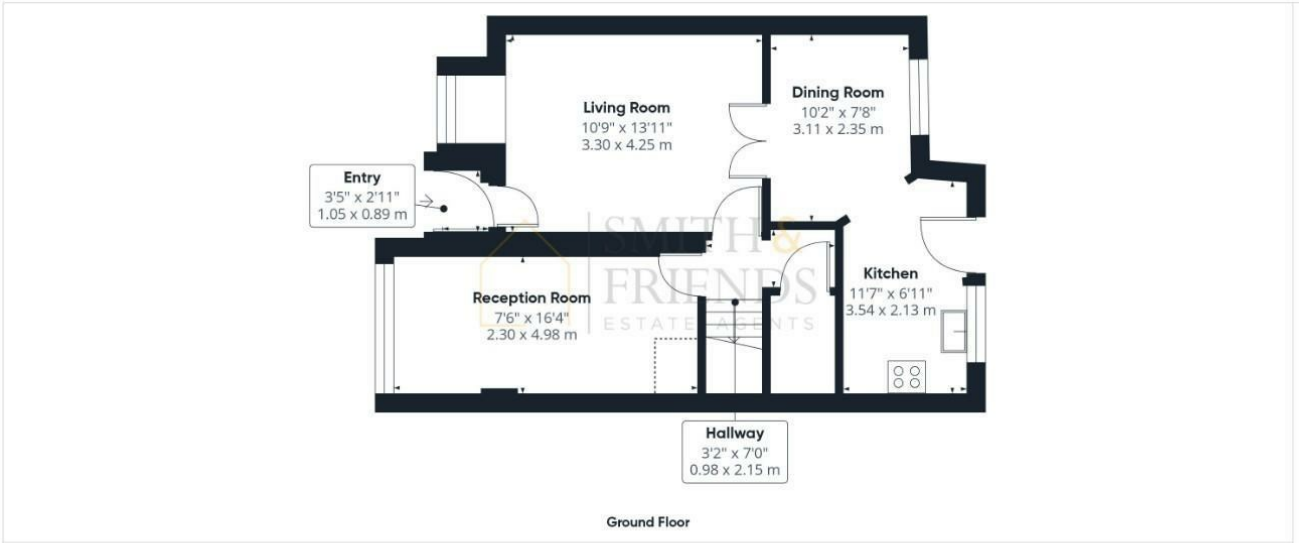

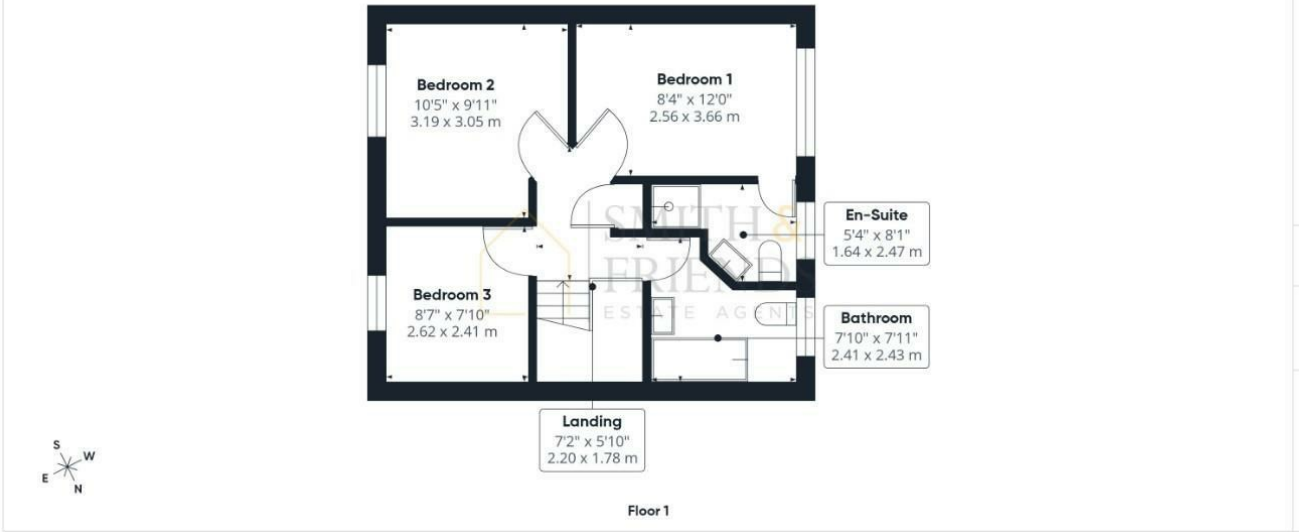

Approximate total area(1)

889 ft²

82.7 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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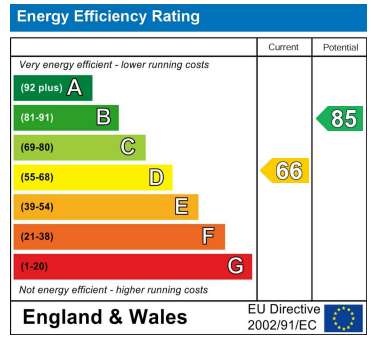

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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