



**Greensforge Drive, Ingleby Barwick, TS17 5LZ**  
**3 Bed - House - End Terrace**  
**Offers In Excess Of £180,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Greensforge Drive, TS17 5LZ**

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

\*\*\* ALLOCATED PARKING \*\*\*

Located within the highly sought-after ‘Rings’ development in Ingleby Barwick, this modern three-bedroom end-terrace home built to the popular ‘Souter’ design by Persimmon Homes and offers spacious accommodation over three floors — ideal for first-time buyers or investors alike.

Well-presented throughout, the ground floor features a bright and comfortable front-facing lounge, a welcoming entrance porch, and a convenient downstairs WC. To the rear, the contemporary kitchen/diner provides ample storage and worktop space, with French doors opening directly onto the south-facing garden, creating an ideal space for entertaining and everyday living.

The first floor offers two well-proportioned bedrooms along with a modern family bathroom. Occupying the entire top floor is the impressive master bedroom, complete with its own en-suite shower room, providing a private and spacious retreat.

Externally, the property benefits from a desirable south-facing rear garden, perfect for enjoying sunshine throughout the day. There are also two allocated parking spaces, one positioned to the front and one to the rear — a valuable feature within this popular development.

The Rings remains one of Ingleby Barwick’s most desirable locations, with strong buyer and tenant demand. Similar properties are currently achieving approximately £975 PCM, making this an attractive investment opportunity.

Early viewing is highly recommended - Contact Smith & Friends Ingleby

**GROUND FLOOR**

Entrance Hall

Living Room  
15'8" x 11'6"

Inner Hall

Downstairs WC

Kitchen / Diner  
11'6" x 8'6"

**FIRST FLOOR**

Landing

Bedroom 2  
11'6" x 9'10"

Bedroom 3  
11'6" x 11'0"

**Family Bathroom**

**SECOND FLOOR**

Landing

Bedroom 1  
14'9" x 8'5"

En-Suite Shower Room

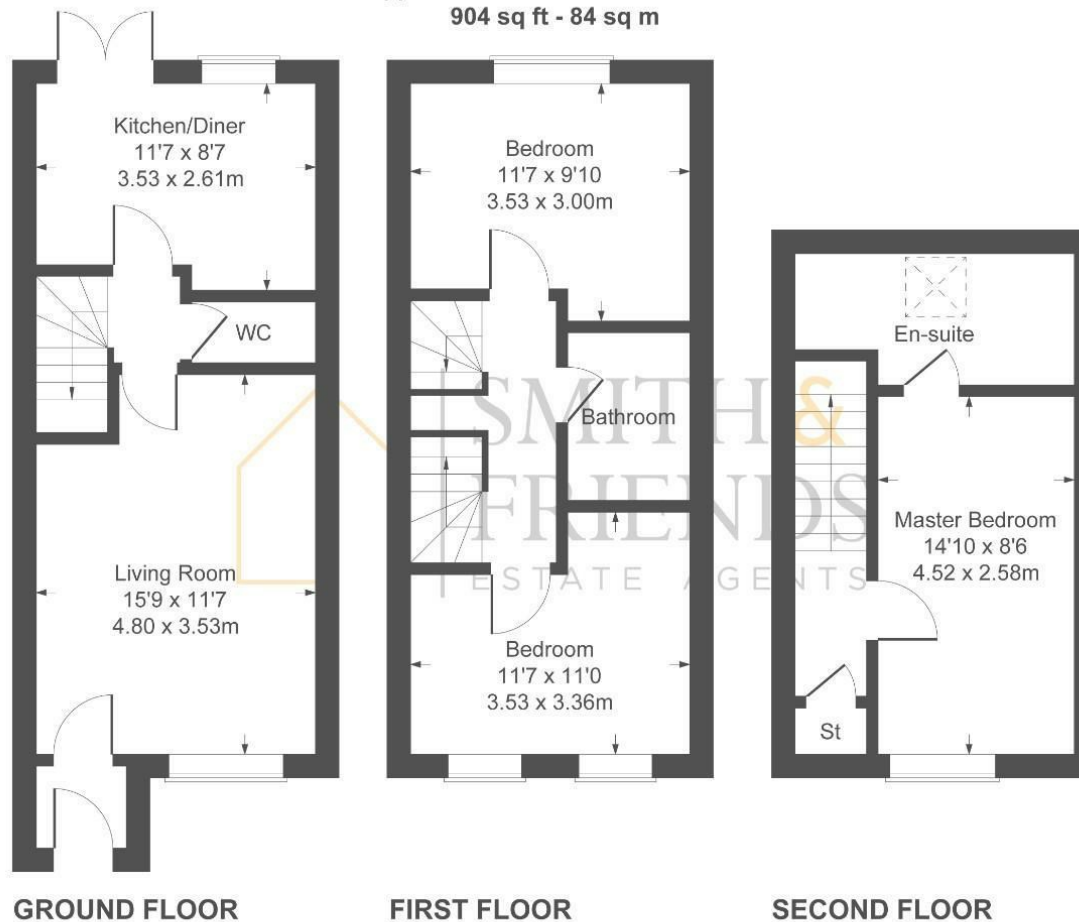




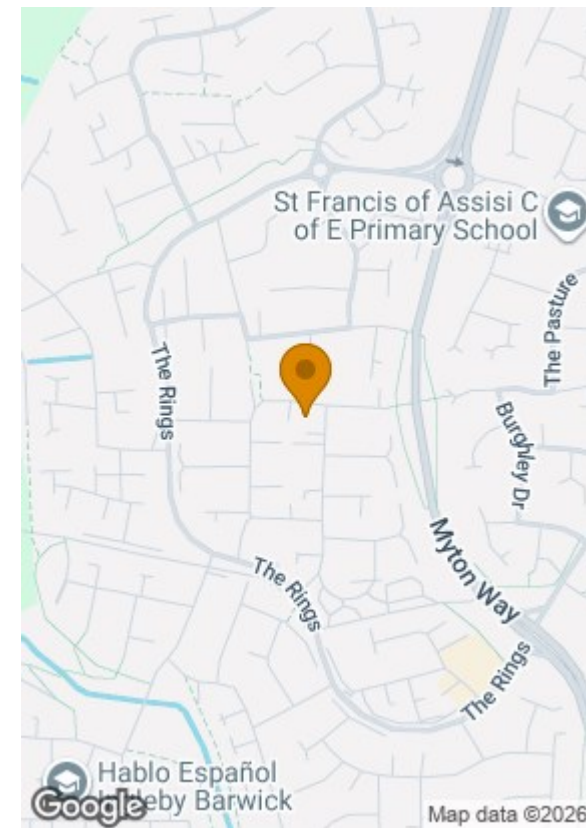


# Greensforge Drive

Approximate Gross Internal Area  
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



| 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>                            |         |                         |
| (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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