



**Avens Way, TS17 0SG**  
**3 Bed - House**  
**£189,995**

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



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## Avens Way, TS17 0SG

A well-presented three-bedroom detached family home situated in an attractive cul-de-sac in the highly regarded Lowfields area of Ingleby Barwick. The property is ideally positioned within walking distance of local shops, well-regarded primary and secondary schools, and regular bus services, making it perfect for families and commuters alike.

An internal inspection is strongly recommended to fully appreciate the space on offer.

Being sold with NO ONWARD CHAIN the property has a generous lounge, spacious kitchen diner, three bedrooms along with family bathroom and benefits from a UPVC double-glazed conservatory to the rear enabling year round enjoyment of the enclosed rear garden.

Viewings via the agent.

- No Onward Chain
- 3 Bedroom Detached
- Cul de sac position
  - Conservatory
  - Kitchen diner





Ground Floor



Floor 1

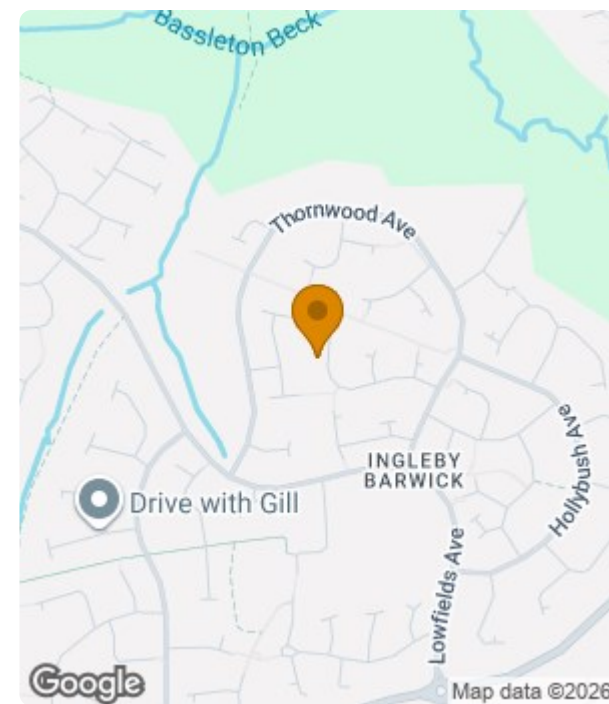


Approximate total area<sup>1)</sup>  
825 ft<sup>2</sup>  
76.8 m<sup>2</sup>

(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>		
(55-68) <b>D</b>	62	71
(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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