



**Brodie Close, Ingleby Barwick, TS17 5GS**  
**3 Bed - House - Terraced**  
**£215,000**

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



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## **Brodie Close, TS17 5GS**

Situated within the ever-popular Broomhill area of Ingleby Barwick, this impressive home enjoys a pleasant position on Brodie Close and offers extensive, well-planned accommodation arranged over three levels, making it an ideal purchase for growing families and first-time buyers alike.

The property is well presented throughout and benefits from a fully enclosed, family-friendly rear garden providing a safe and private outdoor space for children and entertaining. To the front there is a driveway offering off-street parking for two cars, together with a garage for additional storage or secure parking.

Internally, the accommodation begins with a welcoming and spacious entrance hall, leading to a useful ground floor cloakroom/WC, the integral garage and the impressive kitchen dining room, thoughtfully designed for modern family living and social gatherings, with French doors opening directly onto the rear garden and allowing for an excellent flow between indoor and outdoor space.

To the first floor is a generously proportioned main living room, offering a comfortable and relaxing environment for the whole family. Also on this level is the first double bedroom, which is well sized and benefits from fitted wardrobes and an upgraded en-suite shower room, providing a private and practical retreat.

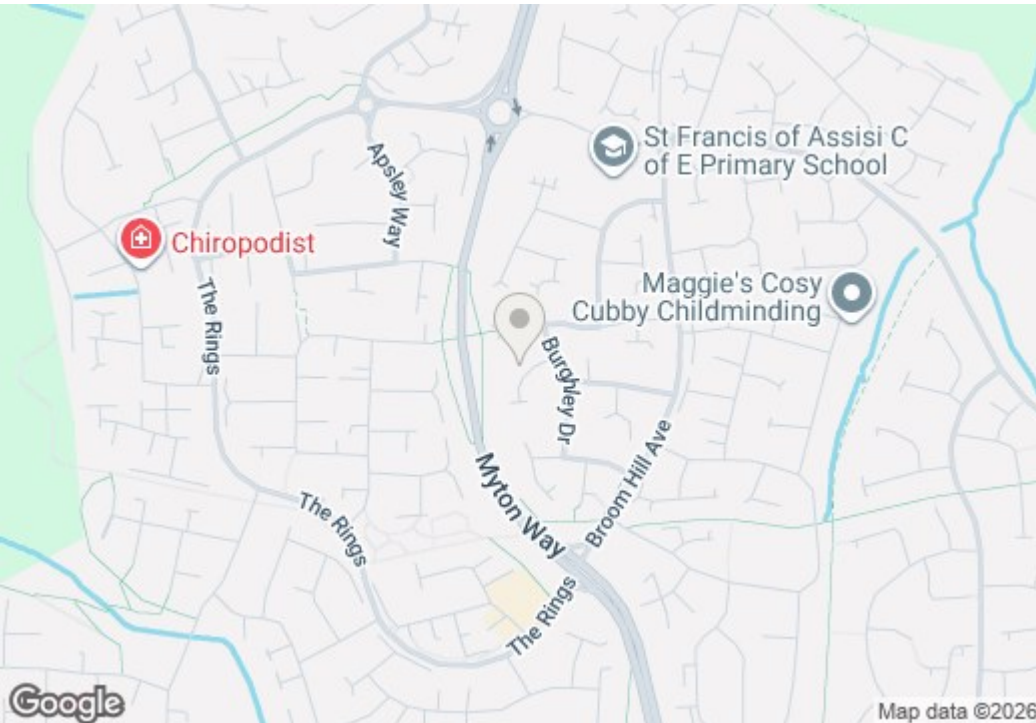
The second floor completes the accommodation with two further generous double bedrooms, both featuring fitted wardrobes, making them ideal for children, guests or home office use. This level also offers a further upgraded en-suite, in addition to a separate family bathroom, ensuring convenience for busy households.

Well located for local schools, shops and amenities, this outstanding townhouse combines space, style and location, and must be viewed to be fully appreciated.









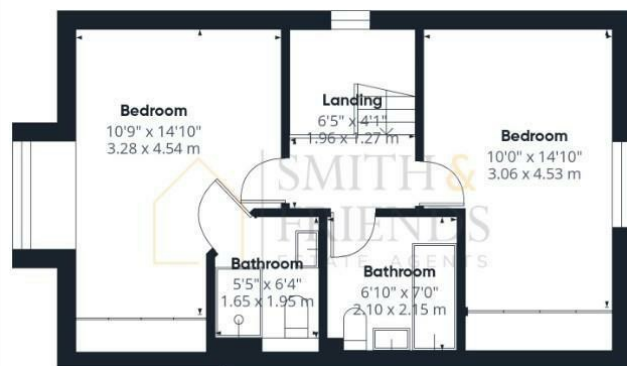




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1259 ft<sup>2</sup>  
117.1 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.

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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		

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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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