



**Fallow Close, Ingleby Barwick, TS17 0TU**  
**3 Bed - House - Semi-Detached**  
**£169,995**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Fallow Close, TS17 0TU

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET \*\*\*  
\*\*\* RECENTLY REFURBISHED WITH A NEW KITCHEN & BATHROOM \*\*\*

Smith & Friends Estate Agents are delighted to bring to market this three bedroom semi-detached house in a pleasant Cul-de-sac location in the sought after area of Lowfields, Ingleby Barwick. Situated within close proximity of local amenities, and highly rated schools.

The property briefly comprises of; Entrance Hall, Living Room, and a Newly Fitted Kitchen/Diner.  
The First Floor provides a Landing with Three Bedrooms, 'Master with Built-In Wardrobes' and a Family Bathroom/W.C with a White Suite.

Externally, the Front of the Property has a lawn area, with ample of off-street parking to the side, leading to the Detached Single Garage. The Rear of the property has a low maintenance enclosed rear garden.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.



## GROUND FLOOR

**Entrance Hallway**  
5'10" x 3'10"

**Living Room**  
11'6" x 15'3"

**Kitchen / Diner**  
14'10" x 8'0"

## FIRST FLOOR

**Landing**  
6'2" x 9'10"

**Bedroom 1**  
8'5" x 13'11"

**Bedroom 2**  
8'5" x 9'6"

**Bedroom 3**  
6'3" x 7'11"

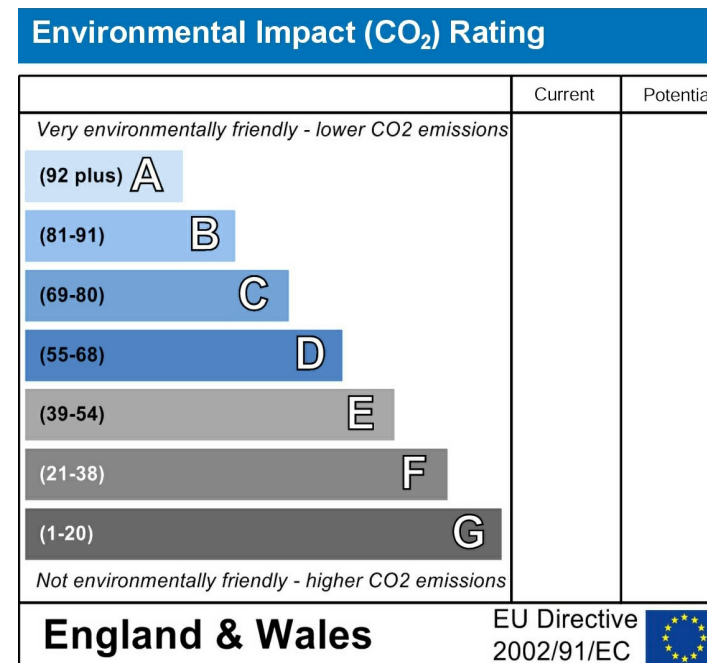
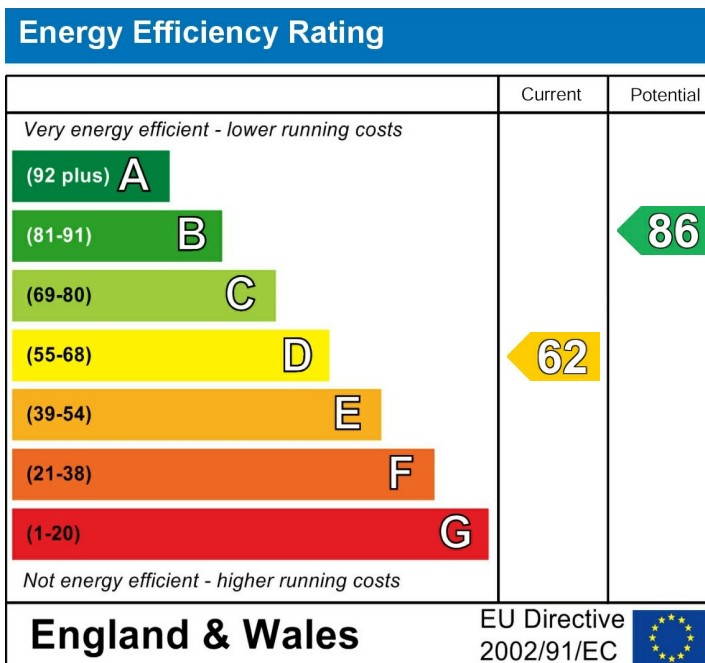
**Bathroom**  
6'2" x 5'6"

**DETACHED SINGLE GARAGE**





- Ideal for First Time Buyer or Investor Looking for Buy-to-Let
- Enclosed Rear Garden
- Cul-de-Sac Location
- Situated within the Sought After Area of Lowfield's.
- New Kitchen & Family Bathroom
- Ample Off-Street Parking with Detached Single Garage





**Entrance Hallway**  
5'9" x 3'10"  
1.78 x 1.18 m

Ground Floor



**Landing**  
6'2" x 9'10"  
1.89 x 3.00 m

Floor 1

Approximate total area<sup>(1)</sup>

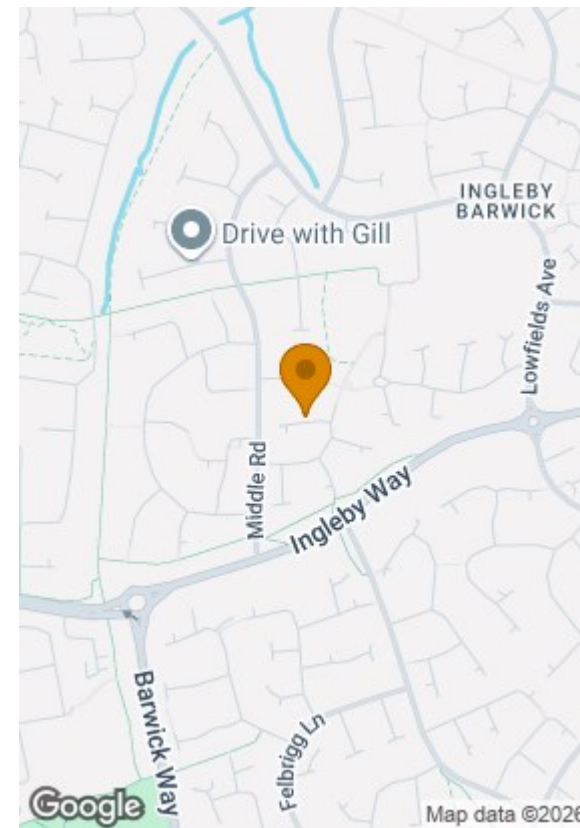
670 ft<sup>2</sup>

62.2 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>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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.

**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