

Harebell Close, TS17 0SN
2 Bed - House - Semi-Detached
£139,500

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

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Offered to the market with NO ONWARD CHAIN, this well-presented two-bedroom semi-detached home is an excellent opportunity for first-time buyers, couples or those looking for a modern and ready-to-move-into property.

Situated within the ever-popular Lowfields area of Ingleby Barwick, the property is ideally positioned close to highly regarded schools, local shops and amenities, while also benefiting from excellent transport links via the A66, A19 and A174.

The accommodation briefly comprises a welcoming entrance leading into a generously sized living room featuring a charming fire and fireplace. To the rear, the property boasts an impressive upgraded modern kitchen, offering a stylish and practical space for everyday living.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a beautifully upgraded family bathroom.

Externally, the property enjoys a large, private rear garden which is not overlooked, providing an excellent outdoor space for relaxing and entertaining. A driveway to the front provides off-road parking for two vehicles.

With its modern upgrades, generous garden, off-road parking and desirable location, this is a fantastic turnkey home that would be particularly well suited to first-time buyers.

Offered with no onward chain, early viewing is highly recommended.

GROUND FLOOR

Entrance
4'8" x 3'9" (1.44m x 1.16m)

Living Room
10'3" x 13'7" (3.14m x 4.16m)

Kitchen
13'3" x 7'9" (4.06m x 2.37m)

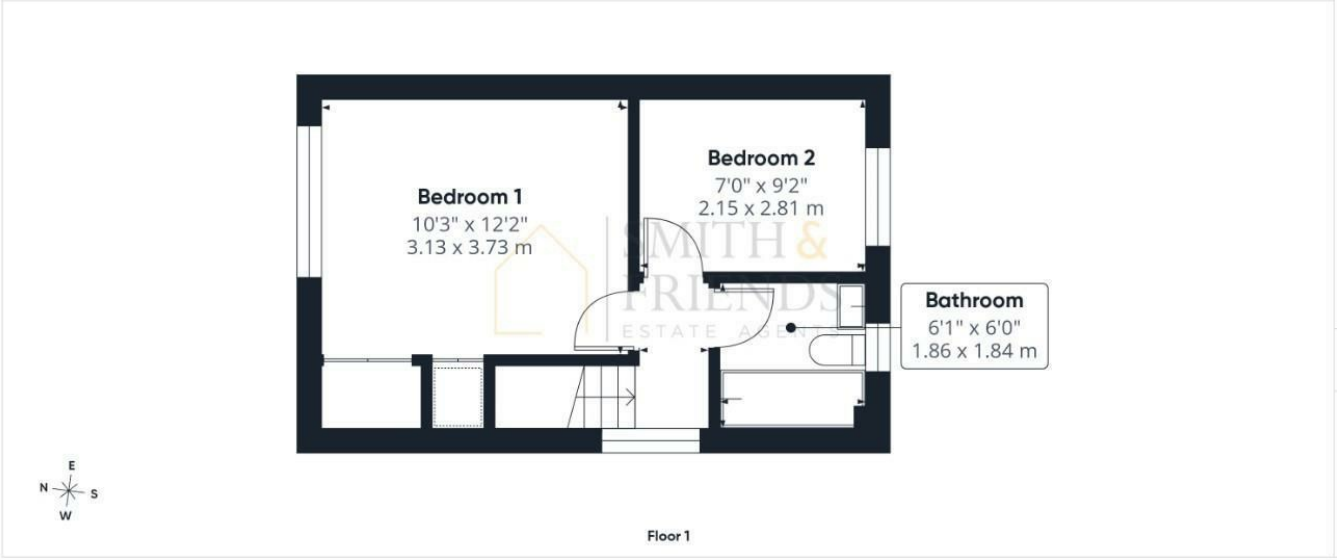
FIRST FLOOR

Bedroom 1
10'3" x 12'2" (3.13m x 3.73m)

Bedroom 2
7'0" x 9'2" (2.15m x 2.81m)

Bathroom
6'1" x 6'0" (1.86m x 1.84m)





Approximate total area(1)

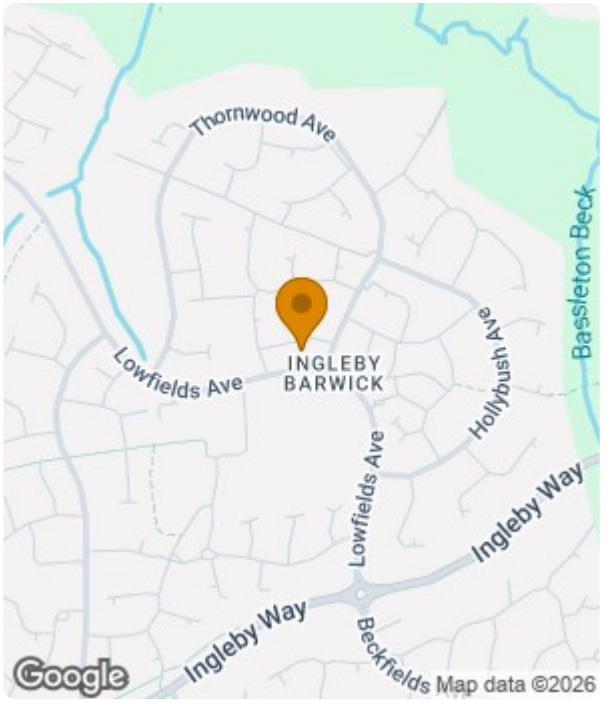
548 ft²

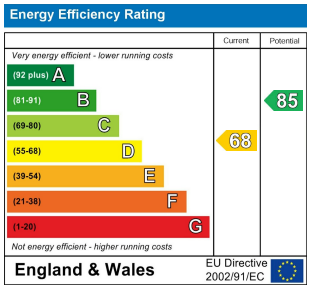
50.9 m²

(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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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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