

Copse Lane, Ingleby Barwick, TS17 0SD
2 Bed - House - End Terrace
Offers Over £140,000

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

SMITH & FRIENDS
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Copse Lane, TS17 0SD

** PERFECT FOR FIRST TIME BUYERS **
** SOUTH FACING GARDEN **
** DETACHED GARAGE **



A fantastic opportunity to purchase a two-bedroom end-terrace property situated within the highly sought-after Lowfields area of Ingleby Barwick. Offering well-proportioned accommodation, a south-facing low-maintenance garden, detached single garage and driveway, this property is ideally suited to first-time buyers, couples and investors.

The property is entered via an entrance porch, which leads into a particularly spacious open-plan living/dining room, providing a versatile and welcoming main living space. To the rear, a conservatory offers valuable additional living accommodation and provides access to the garden.

The property benefits from a modern upgraded fitted kitchen, providing a practical and stylish space for everyday living.

To the first floor are two well-proportioned double bedrooms, together with a family bathroom.



Externally, the property boasts a south-facing, low-maintenance rear garden, providing an excellent outdoor space for relaxing and entertaining. The property also benefits from a detached single garage and private driveway, offering valuable off-road parking and additional storage.

A further benefit is that the majority of the windows and external doors have been upgraded, providing an attractive improvement to the property.

The property is ideally positioned within the popular Lowfields development, within walking distance of local schools, shops and amenities. Excellent transport links provide convenient access to the A66, A19 and A174, making this an ideal location for commuters travelling throughout Teesside and beyond.

An excellent two-bedroom home combining generous living accommodation, useful external space and a detached garage in a highly desirable Ingleby Barwick location. Early viewing is highly recommended.



GROUND FLOOR

Entrance Porch
4'2" x 4'2" (1.28m x 1.28m)

Living\Dining Room
20'7" x 8'3" (6.28m x 2.52m)

Sunroom
7'10" x 11'6" (2.41m x 3.52m)

Kitchen
9'4" x 5'9" (2.87m x 1.77m)

FIRST FLOOR

Landing
2'10" x 6'7" (0.87m x 2.01m)

Bedroom 1
11'5" x 10'10" (3.50m x 3.32m)

Bedroom 2
8'9" x 7'4" (2.68m x 2.24m)

Bathroom
5'8" x 6'9" (1.74m x 2.08m)

EXTERNALLY

Garage
18'2" x 8'11" (5.54m x 2.74m)



















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

833 ft²

77.3 m²

Reduced headroom

15 ft²

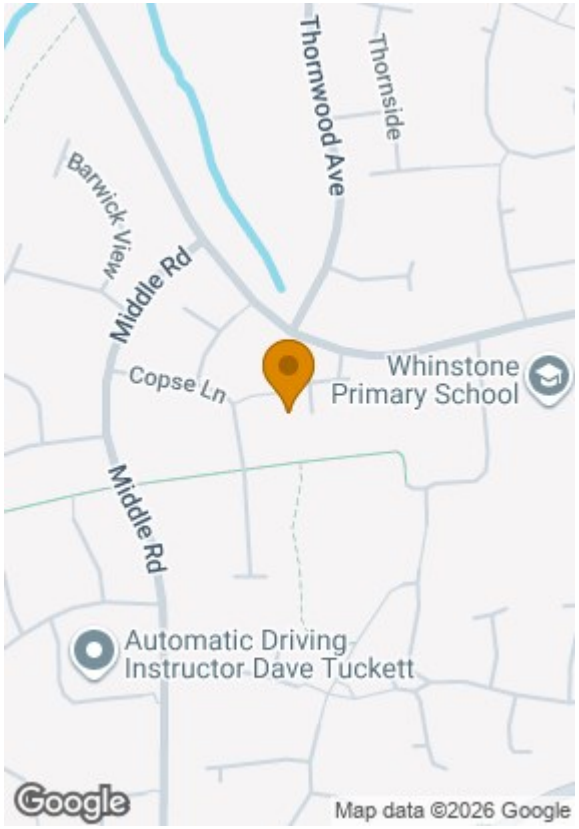
1.4 m²

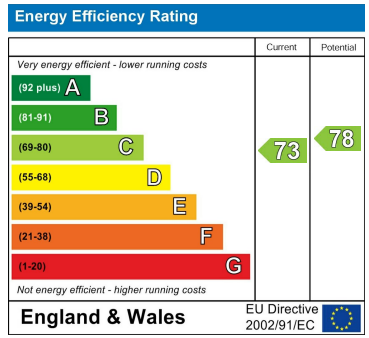
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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