



Brecon Crescent, TS17 5DA
3 Bed - House - Detached
£214,995

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Brecon Crescent, TS17 5DA

*** NO CHAIN SALE ***

NEW TO THE MARKET, this well positioned three bedroom detached family home, located within the popular Roundhill area of Ingleby Barwick. Situated within a close distance to good schooling, supermarket shopping and restaurants, pubs and other local amenities.

The property briefly comprises of; Entrance Hall, Downstairs WC, Open-Plan Living / Dining Room, with French Doors to the Rear Garden and Kitchen. The First floor provides; Landing, Bedroom One with En-Suite Shower Room, Two Additional Bedrooms and a Family Bathroom.

Externally, the Property has a Double Width Driveway with Single Integral Garage, and Lawned Area. The Rear, the Property have an Enclosed Garden and well Maintained Lawn, an Ideal Family Home.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

3'10" x 6'3" (1.18m x 1.93m)

Downstairs WC

4'5" x 3'4" (1.35m x 1.02m)

Living Room

9'2" x 13'3" (2.80m x 4.06m)

Dining Room

9'1" x 8'5" (2.78m x 2.57m)

Kitchen

9'1" x 7'11" (2.78m x 2.42m)

FIRST FLOOR

Landing

5'1" x 7'8" (1.56m x 2.36m)

Bedroom 1

9'2" x 13'10" (2.80m x 4.23m)

En-Suite

7'2" x 5'4" (2.20m x 1.64m)

Bedroom 2

7'0" x 9'10" (2.15m x 3.00m)

Bedroom 3

7'1" x 6'10" (2.16m x 2.10m)

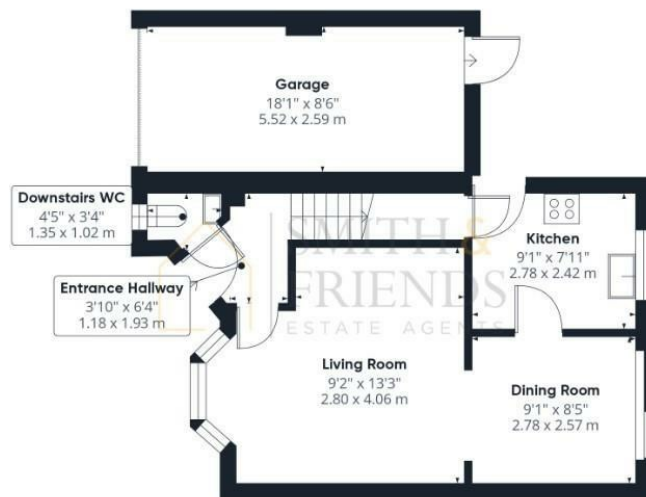
Family Bathroom

5'8" x 5'6" (1.75m x 1.70m)

SINGLE GARAGE

18'1" x 8'5" (5.52m x 2.59m)





Ground Floor



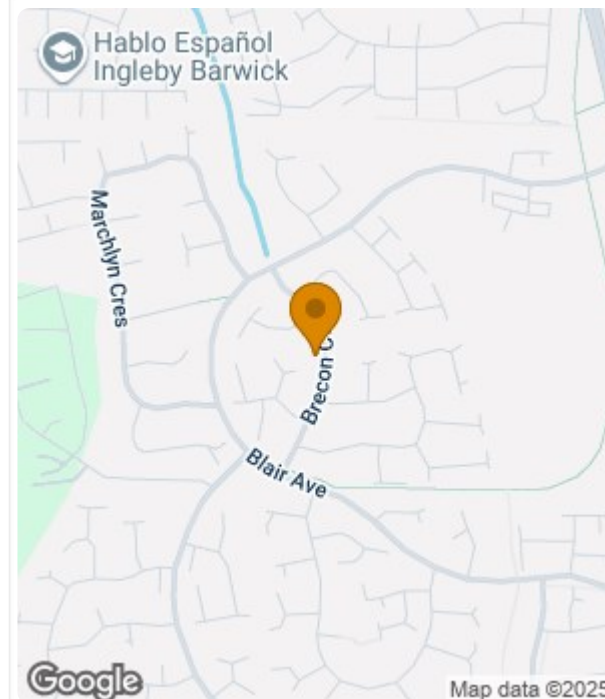
Floor 1

Approximate total area[®]
891 ft²
82.7 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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