



**Stonebridge Crescent, Ingleby Barwick, TS17  
5AZ  
3 Bed - House - Detached  
£230,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Stonebridge Crescent, TS17 5AZ

\*\* NO CHAIN SALE \*\*

\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY TO LET \*\*

Offered for sale with NO ONWARD CHAIN is this attractive three bedroom detached family home, located within the highly sought-after Broomhill area of Ingleby Barwick. Set within a quiet residential location, the property is ideally placed for local schools, shops, amenities and excellent transport links.

The accommodation briefly comprises: a welcoming entrance porch, a spacious and light-filled living room, and a modern fitted kitchen area offering ample storage and preparation space. To the rear, a good sized dining room leads into a conservatory which provides a versatile additional reception room, perfect for relaxing or entertaining while enjoying views over the garden.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A modern family bathroom and water tank storage cupboard completes the first-floor accommodation.

Externally, the property enjoys a private and enclosed rear garden, ideal for outdoor entertaining and family use. To the front, a driveway provides off-street parking and access to the integral garage, offering secure parking or useful additional storage.

With the added benefit of no onward chain, this well-presented detached home represents an excellent opportunity for buyers seeking a smooth and speedy purchase in a popular and well-established location.

Early viewing is highly recommended - Contact Smith & Friends Estate Agents - Ingleby Barwick



## GROUND FLOOR

**Entrance Porch**  
4'1" x 3'9"

**Living Room**  
13'8" x 10'9"

**Dining Room**  
10'2" x 9'4"

**Conservatory**  
8'4" x 9'4"

**Kitchen**  
7'7" x 9'9"

**Storage Cupboard**  
3'0" x 4'6"

**Hallway**  
6'2" x 5'6"

## FIRST FLOOR

**Landing**  
6'3" x 2'11"

**Master Bedroom**  
13'1" x 9'10"

**En-Suite**  
6'7" x 3'10"

**Family Bathroom**  
9'9" x 5'1"

**Bedroom 2**  
11'1" x 9'3"

**Bedroom 3**  
7'10" x 10'0"

## EXTERNAL

**Garage**  
17'0" x 8'1"







Ground Floor



Floor 1



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

1069 ft<sup>2</sup>  
99.3 m<sup>2</sup>

Reduced headroom

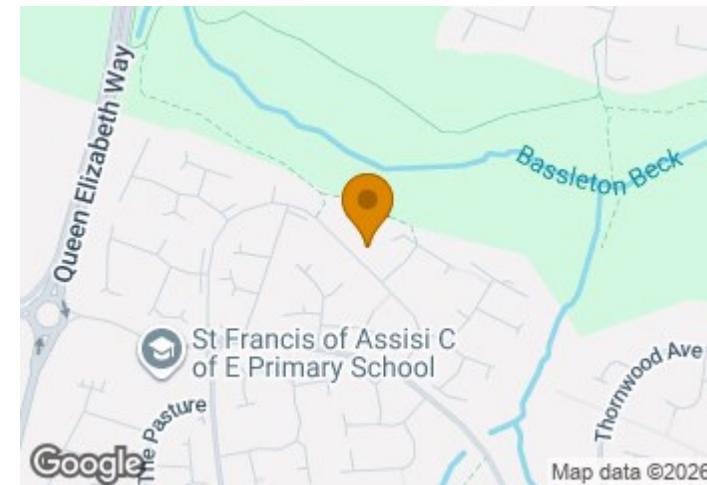
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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



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>	62	71
(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.

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