**Longleat Walk, Ingleby Barwick, TS17 5BZ**
**2 Bed - House - End Terrace**
**£149,000**

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

SMITH & FRIENDS
ESTATE AGENTS

NINJA

# Longleat Walk, TS17 5BZ

Situated in the sought-after Broomhill area of Ingleby Barwick, this well-presented two-bedroom end-terraced home offers an excellent opportunity for first-time buyers, couples and investors. Conveniently located within walking distance of local shops and schools, the property combines well-proportioned accommodation with a low-maintenance garden, two allocated parking spaces and the benefit of NO ONWARD CHAIN.

Upon entering, you are welcomed into a spacious lounge featuring French doors opening directly onto the rear garden, creating a bright and practical living space. The modern fitted kitchen is well equipped with a range of wall and base units, complemented by integrated appliances.

To the first floor are two well-proportioned double bedrooms. The master bedroom benefits from a useful storage cupboard, which houses the new boiler, installed within the last year and still covered by warranty. A modern family bathroom completes the first-floor accommodation and features a three-piece suite with a shower over the bath.

Externally, the rear garden has been thoughtfully designed with low maintenance in mind. The combination of artificial grass and a landscaped patio area provides an attractive and practical space for relaxing or entertaining. The property also benefits from two allocated parking spaces to the rear.

The location is ideal for those seeking convenience, with a range of local amenities, shops and schools all within easy walking distance. For commuters, excellent road links provide straightforward access to the A66, A19 and A174, connecting the property with Stockton-on-Tees, Middlesbrough and the wider Teesside area.

An excellent opportunity to acquire a two-bedroom end-terraced home in a popular Ingleby Barwick location, offered with no onward chain, a recently installed boiler still under warranty, and ready to move into.

**GROUND FLOOR**

**Hallway**
**8'9" x 3'4" (2.68m x 1.03m)**

**Living Room**
**15'6" x 11'11" (4.74m x 3.64m)**

**Kitchen**
**8'10" x 8'4" (2.70m x 2.56m)**

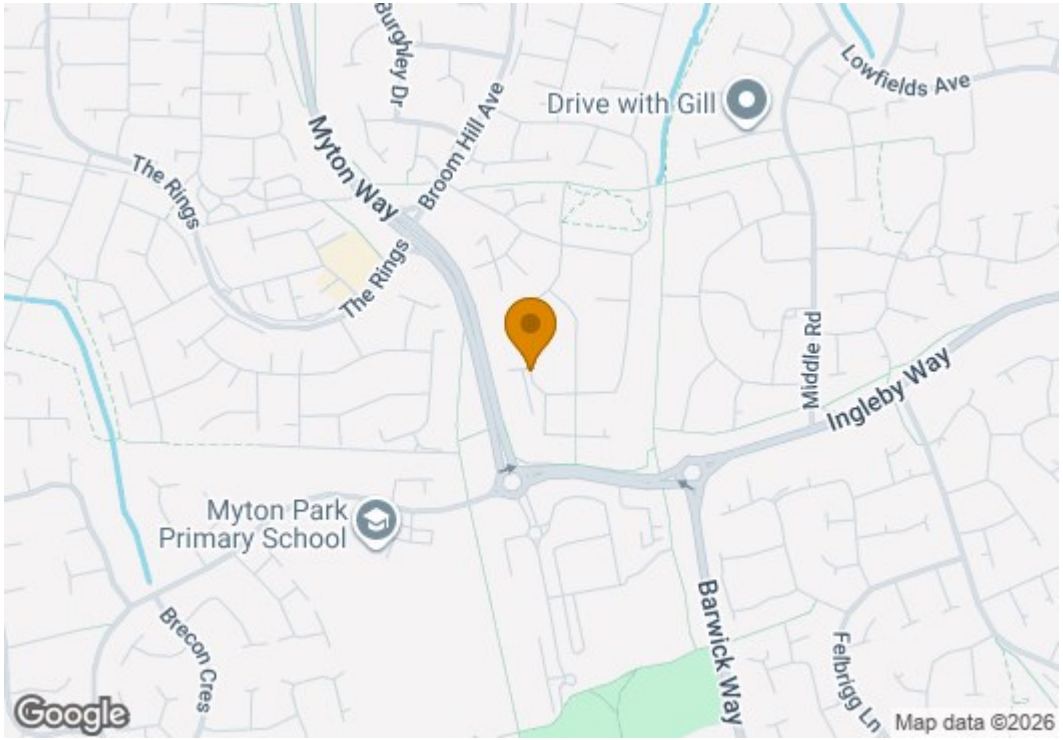
**FIRST FLOOR**

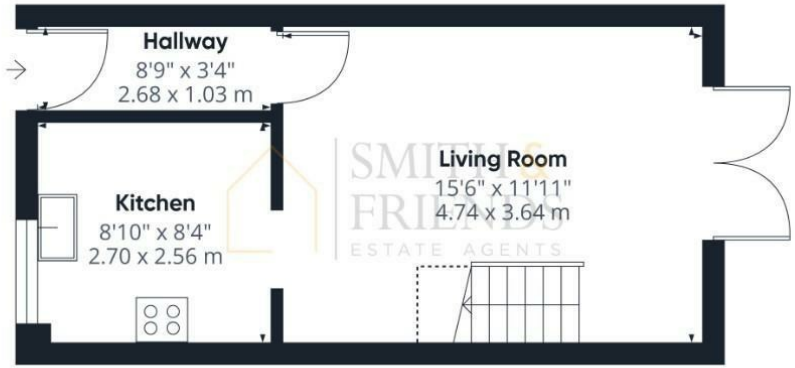
**Landing**
**3'0" x 6'3" (0.92m x 1.91m)**

**Bedroom 1**
**12'9" x 8'7" (3.89m x 2.62m)**

**Bedroom 2**
**11'5" x 6'6" (3.48m x 2.00m)**

**Bathroom**
**7'11" x 5'1" (2.43m x 1.57m)**


Burgley Dr
Broom Hill Ave
Drive with Gill
Lowfields Ave
Myton Way
The Rings
The Rings
Middle Rd
Ingleby Way
Myton Park
Primary School
Brecon Cres
Barwick Way
Felbrigg Ln
Google
Map data ©2026




Ground Floor

Floor 1

**Approximate total area**(1)

548 ft²
51 m²

**Reduced headroom**

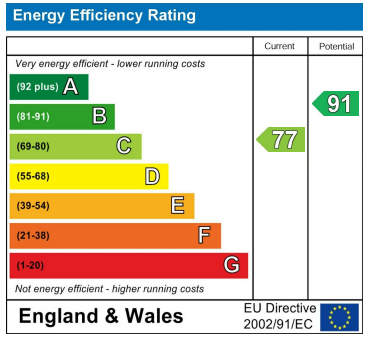
10 ft²
0.9 m²

(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.

**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