Watling Road, TS17 5FJ
3 Bed - House - Terraced
£155,000

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

SMITH & FRIENDS
ESTATE AGENTS

Watling Road, TS17 5FJ

*** IDEAL FOR FIRST TIME BUYERS OR BUY-TO-LET INVESTOR ***
*** AVAILABLE TO MOVE IN JUNE 2026 ***

Smith & Friends Estate Agents are delighted to bring to market this lovely end terrace family townhouse, situated within the sought after area of 'The Rings', Ingleby Barwick. Well presented throughout, built by Persimmon to the popular 'Moseley' Design, with fantastic local amenities, transport links, and schooling close by.

The Property briefly comprises of; Entrance Hall, Modern Open-Plan Living Room / Kitchen / Diner, with a Downstairs WC.
The First Floor provides One Double Bedroom to the rear of the property, a Single Bedroom to the front and a Modern Family Bathroom off the Landing
The Second Floor has a Small Landing with Storage Cupboard and the Master Double Bedroom.

Externally, the property has a private enclosed rear garden with a small patio area and lawn, whilst the front of the property has a double width driveway, allowing ample of off-street parking.

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

GROUND FLOOR

Entrance Hall
5'02 x 5'01 (1.57m x 1.55m)

Open-Plan Living Room / Dining / Kitchen
8'11 x 22'02 (2.72m x 6.76m)

Downstairs WC
2'10 x 4'11 (0.86m x 1.50m)

FIRST FLOOR

Landing
10'8 x 6'03 (3.25m x 1.91m)

Bedroom 2
7'10 x 12'02 (2.39m x 3.71m)

Bedroom 3
6'07 x 7'09 (2.01m x 2.36m)

Family Bathroom
5'11 x 5'06 (1.80m x 1.68m)

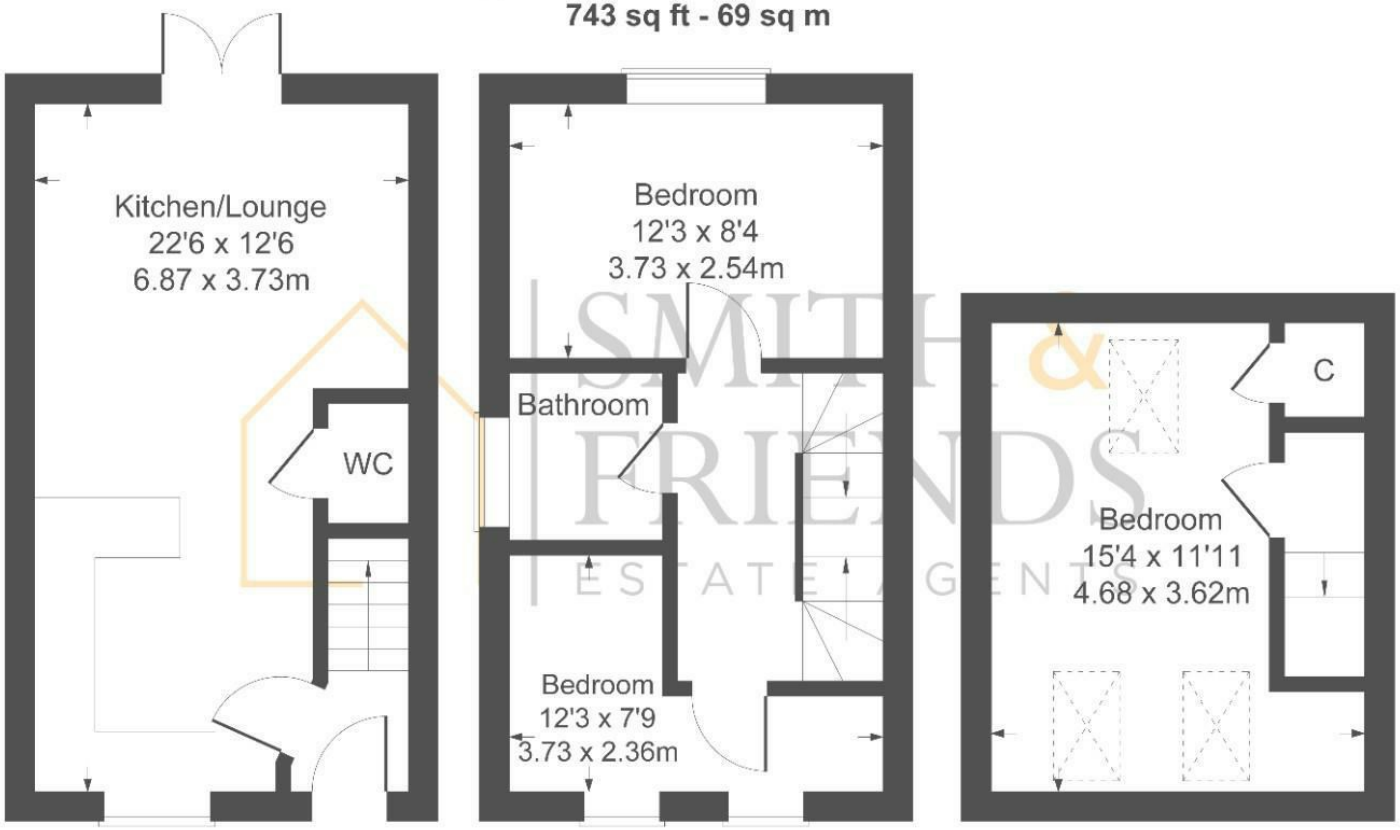
SECOND FLOOR

Landing
9'02 x 2'11 (2.79m x 0.89m)

Master Bedroom
16'05 x 8'11 (5.00m x 2.72m)

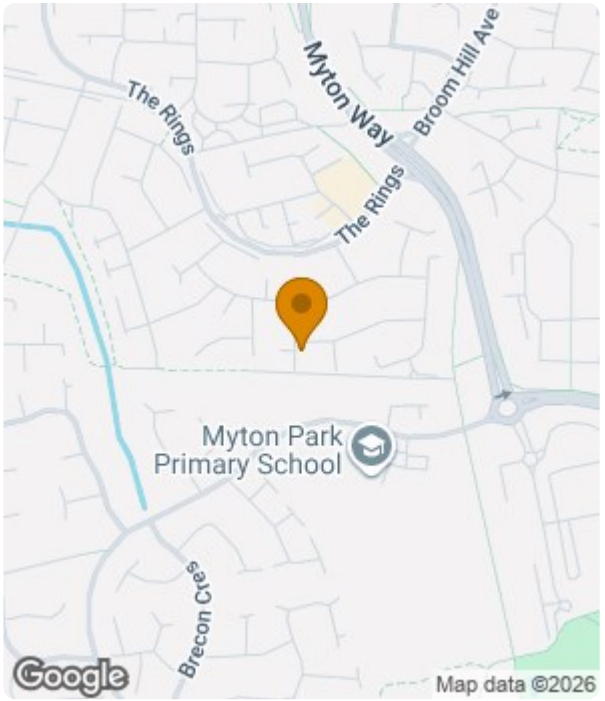
Watling Road, Ingleby Barwick

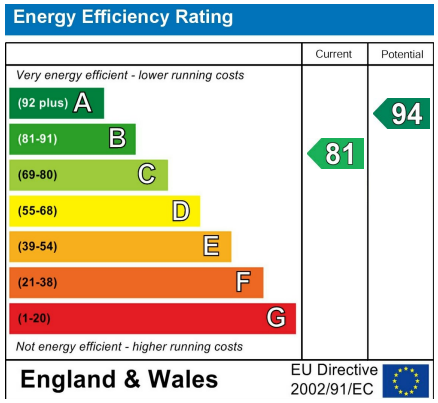
Approximate Gross Internal Area
743 sq ft - 69 sq m



GROUND FLOOR FIRST FLOOR SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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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