



Thatch Lane, Ingleby Barwick, TS17 0TN
3 Bed - House - Semi-Detached
£170,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Thatch Lane, TS17 0TN

*** IDEAL FOR FIRST TIME BUYER / INVESTOR ***

*** AMPLE OF OFF STREET PARKING ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this three bedroom semi-detached family home, situated within the sought after area of Lowfield's, Ingleby Barwick. This property is ideal for a first time buyer wanting to make there own stamp on the property or an investor looking for a buy-to-let property.

The property briefly comprises of; an Entrance Hall, Spacious Living Room, an Open-Plan Kitchen/Dining Room, that leads to a rear Conservatory. The first floor provides, a Landing with built-in Storage Cupboard, Three Bedrooms, and a Three Piece Family Bathroom.

Externally, the property has a good sized rear garden, benefitting from lawn and patio Area, Ample of off-street parking via the long driveway to the side of the property, whilst the front of the property has a well maintain lawn area.

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



GROUND FLOOR

Entrance Hallway
7'2" x 4'1"

Living Room
15'9" x 11'8"

Kitchen / Dining Room
9'3" x 14'9"

Conservatory
10'8" x 12'9"

FIRST FLOOR

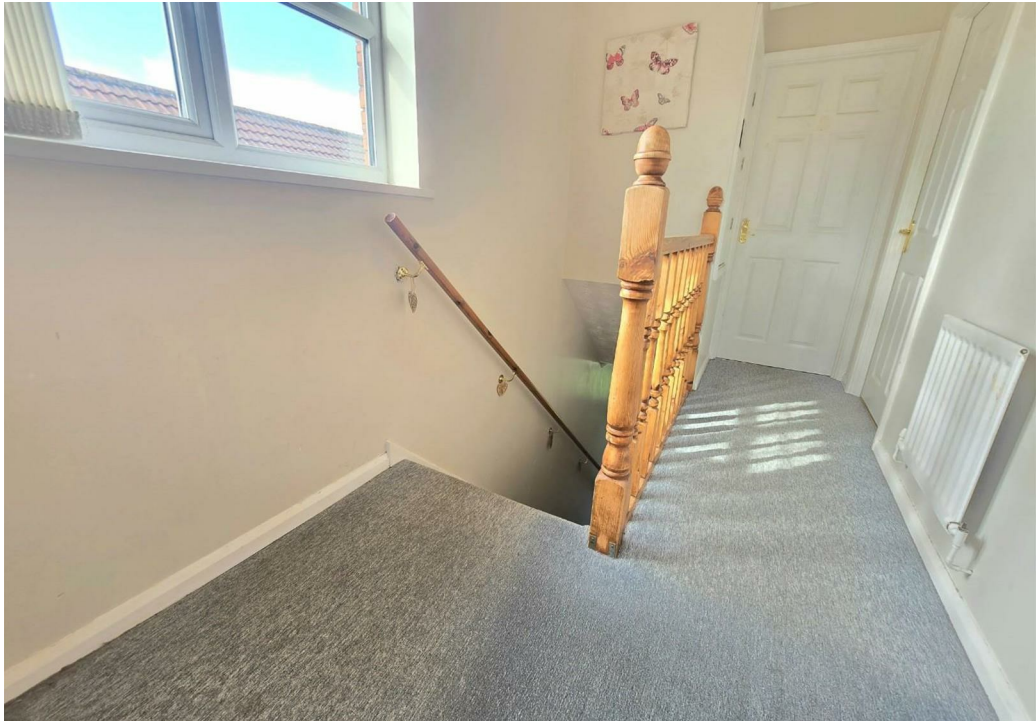
Landing
10'7" x 5'11"

Bedroom 1
13'10" x 8'6"

Bedroom 2
9'4" x 8'7"

Bedroom 3
7'9" x 5'11"

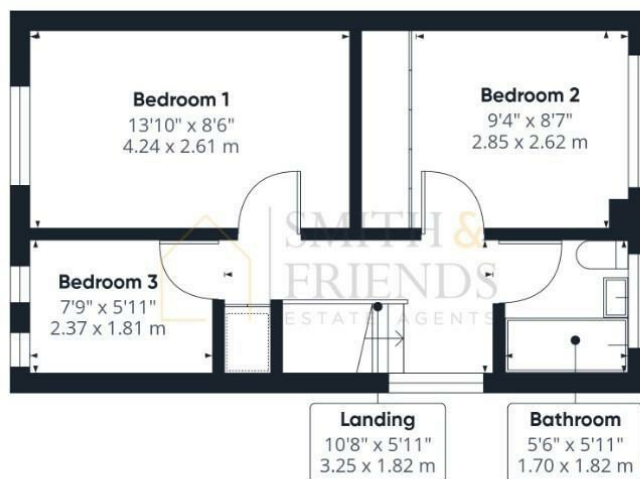
Family Bathroom
5'6" x 5'11"







Ground Floor



Floor 1

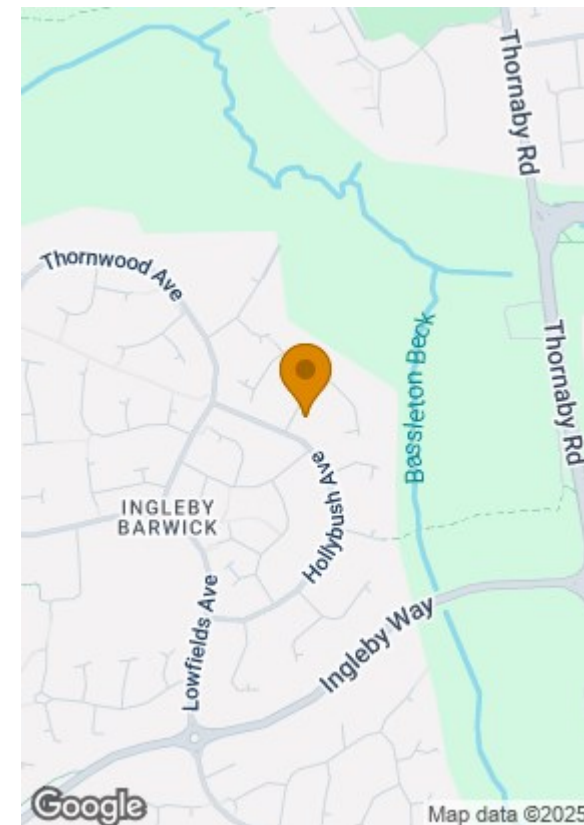
Approximate total area⁽¹⁾

838 ft²
77.9 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
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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