



**Littondale Court, Ingleby Barwick, Stockton-On-Tees, TS17 0QZ**  
**3 Bed - House - Detached**  
**£220,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Littondale Court, Ingleby Barwick, TS17 0QZ

\*\*\* NO CHAIN SALE \*\*\*

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

NEW TO THE MARKET, with Smith & Friends Estate Agents, this Three Bedroom Detached House, Located within the Popular Sober Hall Area of Ingleby Barwick, positioned at the top of a lovely Cul-de-Sac.

The Property Briefly Consists of: Entrance Hall, Lounge with Open Plan Kitchen/Diner with French Doors Leading to the Rear Garden.

The First Floor Provides; a Landing, with Bedroom One (Master) at the Front of the Property with an En-Suite Shower Room, Bedroom Two (Double) at the Rear, an Additional Single Bedroom and a Family Bathroom.

External, the Front of the Property has a Lawned Garden, with Driveway and Single Garage, whilst the Rear of the Property has an Enclosed Garden with access to the Garage.

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

## GROUND FLOOR

**Entrance Hall**  
4'0" x 5'1"

**Lounge**  
13'5" x 13'4"

**Kitchen / Diner**  
10'2" x 16'8"

## FIRST FLOOR

**Landing**  
8'11" x 6'3"

**Bedroom 1**  
11'9" x 8'3"

**En-Suite**  
3'0" x 8'0"

**Bedroom 2**  
9'0" x 10'2"

**Bedroom 3**  
8'8" x 6'8"

**Family Bathroom**  
6'0" x 6'5"









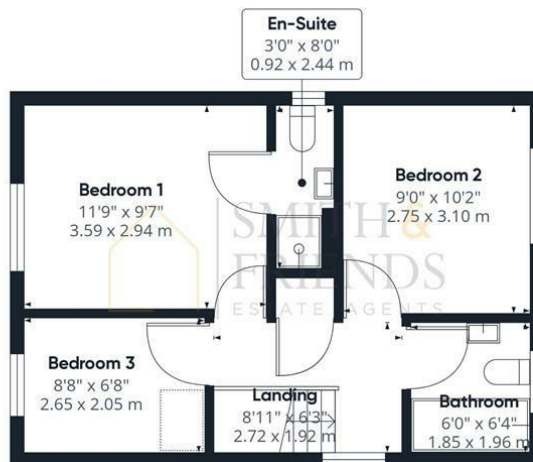


- NO CHAIN
- SITUATED WITHIN THE SOBER HALL
- DETACHED FAMILY HOME
- POSITION WITHIN A QUIET-CUL-DE-SAC LOCATION
- SINGLE GARAGE
- DRIVEWAY TO THE FRONT OF THE PROPERTY





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

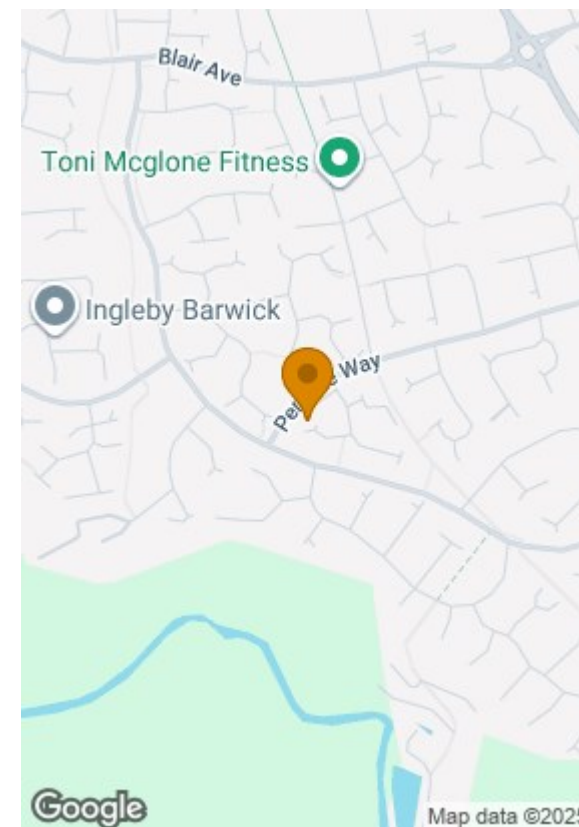
Approximate total area<sup>(1)</sup>  
911.7 ft<sup>2</sup>  
84.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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>		
(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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