

Fountains Avenue, Ingleby Barwick, Stockton-On-Tees, TS17 0TX
3 Bed - House - Detached
£250,000

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

SMITH & FRIENDS
ESTATE AGENTS









Fountains Avenue, Ingleby Barwick, TS17 0TX







*** NO CHAIN SALE ***

NEW TO THE MARKET, with Smith & Friends, this spacious three bedroom detached property occupying a pleasant corner position on Fountains Avenue in a popular part of Beckfields, Ingleby Barwick. Located close to local amenities and good schooling.

The property briefly comprises of; Entrance Hall, Living Room, leading to an open plan Kitchen/Diner with French Doors to the Rear Garden, understairs Storage Cupboard and a useful Utility Room.

The First Floor there are three good sized Double Bedroom's with the Master Bedroom benefiting from Built-In Wardrobes and an En-Suite Shower Room. The remaining bedrooms are serviced by the Family Bathroom/WC which Features a Three Piece White Suite.

Externally, the property has a large driveway, allowing ample of off street parking, including an integral single garage. To the rear is an enclosed rear garden benefitting from a patio area and well maintained lawn.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

GROUND FLOOR

Entrance Hallway
8'10" x 4'5" (2.71m x 1.37m)

Living Room
17'6" x 12'3" (5.35m x 3.74m)

Kitchen / Diner
10'11" x 15'4" (3.33m x 4.69m)
Storage - 1.90m x 0.89m

Utility Room
4'4" x 7'7" (1.34m x 2.33m)

FIRST FLOOR

Landing
9'1" x 6'2" (2.78m x 1.88m)

Bedroom 1
12'7" x 9'1" (3.85m x 2.78m)

En-Suite
6'3" x 6'0" (1.91m x 1.83m)

Bedroom 2
12'8" x 8'0" (3.87m x 2.46m)

Bedroom 3
10'0" x 8'8" (3.07m x 2.66m)

Family Bathroom
6'3" x 6'5" (1.92m x 1.97m)

SINGLE GARAGE
17'2" x 8'5" (5.25m x 2.57m)









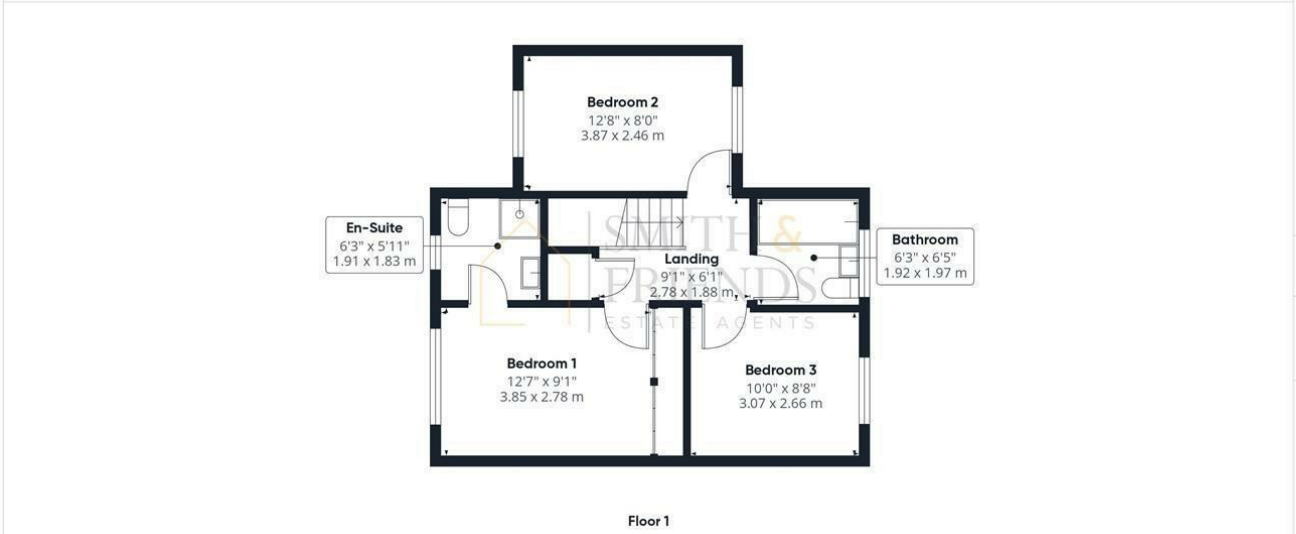












Approximate total area(1)

1064 ft²

98.9 m²

Reduced headroom

11 ft²

1.1 m²

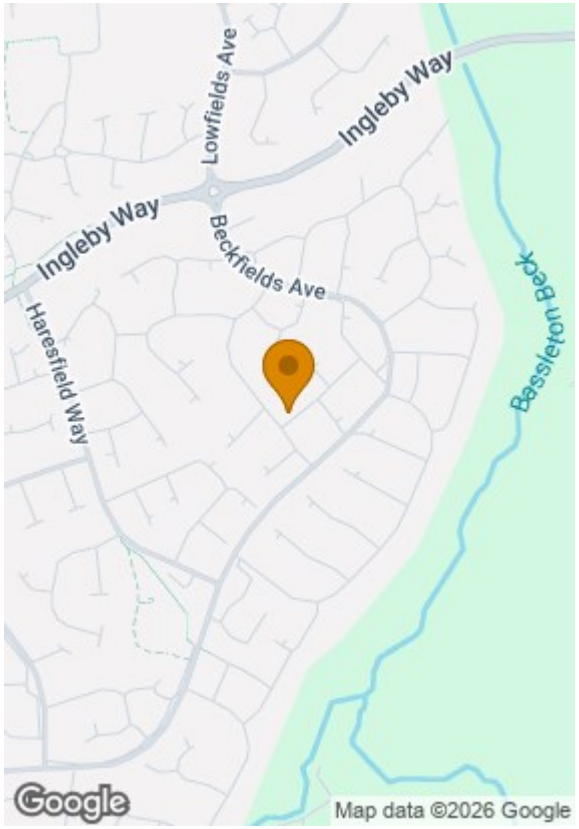
(1) Excluding balconies and terraces

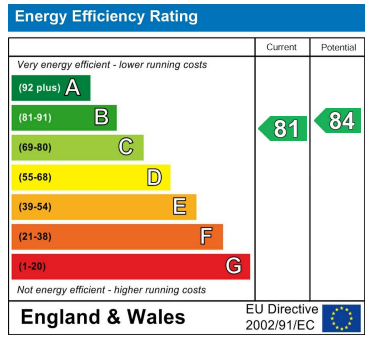
Reduced headroom

..... 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.

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