



**Carrawburgh Road, Ingleby Barwick, TS17 5FF**  
**3 Bed - House - Semi-Detached**  
**£175,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Carrawburgh Road, TS17 5FF

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

\*\* TWO ALLOCATED PARKING BAYS \*\*

Situated within the highly sought-after Rings development in Ingleby Barwick, this beautifully presented three-bedroom semi-detached home was built in 2020 to the popular 'Souter' design by Persimmon Homes and benefits from the remainder of its NHBC warranty.

Offering stylish accommodation across three floors, the property features a stunning lounge with bespoke media wall, contemporary kitchen, downstairs W/C, two well-proportioned first floor bedrooms and family bathroom, plus an impressive top floor master bedroom with en-suite.

Externally, there is a private rear garden and two allocated parking spaces.

Perfectly positioned within catchment for outstanding local schools, close to excellent amenities and within walking distance to Sandgate shops. The property also offers superb commuter access to the A66, A19 and A174.

Ideal for first-time buyers or investors, with similar homes currently achieving circa £975 PCM.

Early viewing strongly recommended - contact Smith & Friends Ingleby Barwick

## GROUND FLOOR

**Living Room**  
14'6" x 11'10"

**W/C**

**Kitchen**  
11'8" x 8'9"

## FIRST FLOOR

**Bedroom 2**  
11'10" x 10'5"

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

**Family Bathroom**  
7'10" x 5'6"

## SECOND FLOOR

**Bedroom 1**  
17'1" x 8'5"

**En-Suite**  
11'1" x 4'11"







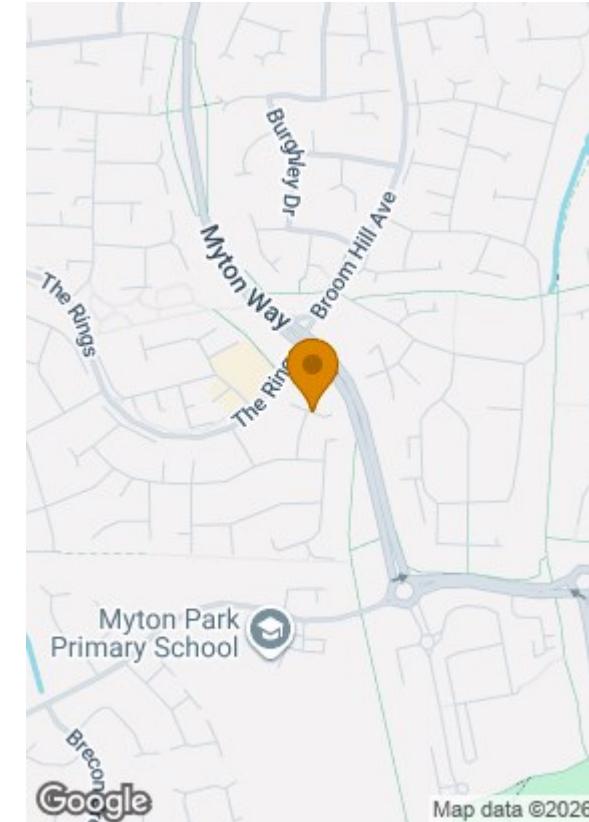
# Carrawburgh Road

Approximate Gross Internal Area  
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024  
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH**  
Tel: 01642 762944  
inglebybarwick@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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