



Avens Way, TS17 0SG
3 Bed - House - Semi-Detached
£175,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Avens Way, TS17 0SG

*** NO CHAIN SALE ***

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

Smith & Friends Estate Agents are delighted to bring to market this Three Bedroom semi-detached property, which has just undergone a new ground floor extension, converting the property into a three bedroom. Situated within a quiet location within the sought after area of Lowfield's, Ingleby Barwick, close to local amenities.

Internally, the ground floor of the property briefly comprise of; Entrance Hallway, Living Room, Kitchen / Diner with understairs Storage and a new rear extension creating an extra bedroom to the ground floor with En-Suite Bathroom.

The First Floor provides a Landing, Double Bedroom to the front of the property with built in wardrobe, single bedroom to the rear and a three piece family bathroom.

Externally, the property has a good sized rear garden with a lawn and gravelled area, whilst the front of the property has a good size driveway allowing ample of off-street parking and a small well maintained lawn.

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



GROUND FLOOR

Entrance Hallway

4'8" x 3'6" (1.44m x 1.08m)

Living Room

10'2" x 13'5" (3.11m x 4.11m)

Kitchen / Diner

13'2" x 7'10" (4.02m x 2.41m)

Bedroom 1

9'2" x 10'6" (2.81m x 3.22m)

En-Suite

2'8" x 8'3" (0.83m x 2.52m)

FIRST FLOOR

Landing

6'2" x 2'11" (1.88m x 0.91m)

Bedroom 2

10'3" x 12'3" (3.13m x 3.75m)

Bedroom 3

7'0" x 9'3" (2.15m x 2.82m)

Bathroom

6'0" x 5'7" (1.85m x 1.71m)



Ground Floor



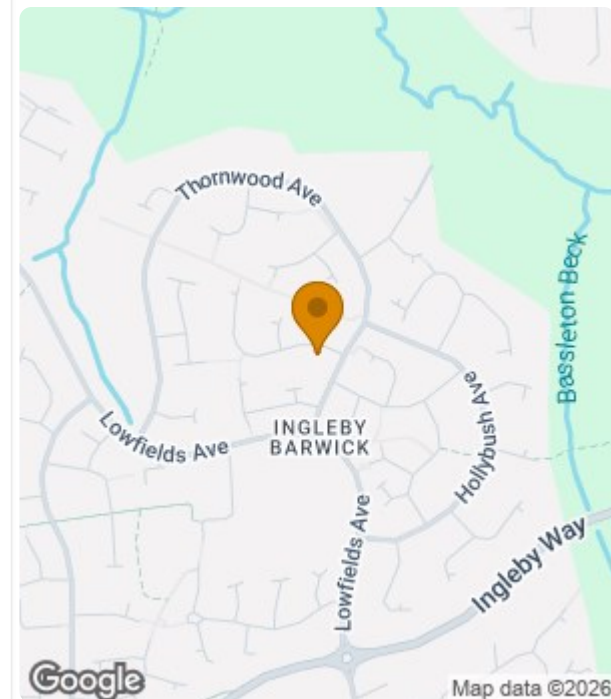
Floor 1

Approximate total area[®]
675 ft²
62.6 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		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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