



**Apethorpe Court, TS17 5NH**  
**3 Bed - House - Semi-Detached**  
**£183,750**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Apethorpe Court, TS17 5NH

\*\*\* IDEAL FOR FIRST TIME BUYER / INVESTOR FOR BUY-TO-LET \*\*\*

\*\*\* SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION \*\*\*

NEW TO THE MARKET, this lovely Three Bedroom Townhouse, spread over three levels, built by Persimmon Homes to the popular 'Souter style' located on the sought after area of 'The Rings, Ingleby Barwick. Situated locally to the Sandgate Shops, providing plenty of amenities, including pleasant walks along the River Tees and Preston Farm Nature Reserve.

The property briefly comprises of; Entrance Porch, Spacious Living Room with Understairs Storage Cupboard, Inner Hallway, with Downstairs WC. To the rear of the property you will find an open plan Kitchen/Diner with French Doors leading to the rear garden. The first floor provides Two Double Bedrooms and the Modern Family Bathroom, whilst the second floor has a Large Double Bedroom 'Master Bedroom' with an En-Suite Shower Room.

Externally, you will find a small lawned area to the front of the property, whilst the rear has a south/westerly facing landscaped easily maintained garden, with the advantage of plenty of parking to the side of the property.

\*\*\* PROPERTY CAN BE SOLD WITH SITTING TENANT \*\*\*

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

## GROUND FLOOR

### Entrance Porch

3'8" x 3'9" (1.13m x 1.16m)

### Living Room

14'9" x 11'10" (4.51m x 3.61m)

### Inner Hallway

4'9" x 4'3" (1.46m x 1.30m)

### Downstairs WC

3'9" x 4'4" (1.15m x 1.34m)

### Kitchen / Diner

7'8" x 11'10" (2.36m x 3.63m)

## FIRST FLOOR

### Landing

10'7" x 2'11" (3.25m x 0.91m)

### Bedroom 2

8'10" x 12'0" (2.70m x 3.66m)

### Bedroom 3

7'10" x 12'0" (2.41m x 3.66m)

### Family Bathroom

7'5" x 5'6" (2.27m x 1.70m)

## SECOND FLOOR

### Landing

3'4" x 3'2" (1.04m x 0.99m)

### Bedroom 1

13'6" x 8'5" (4.14m x 2.59m)

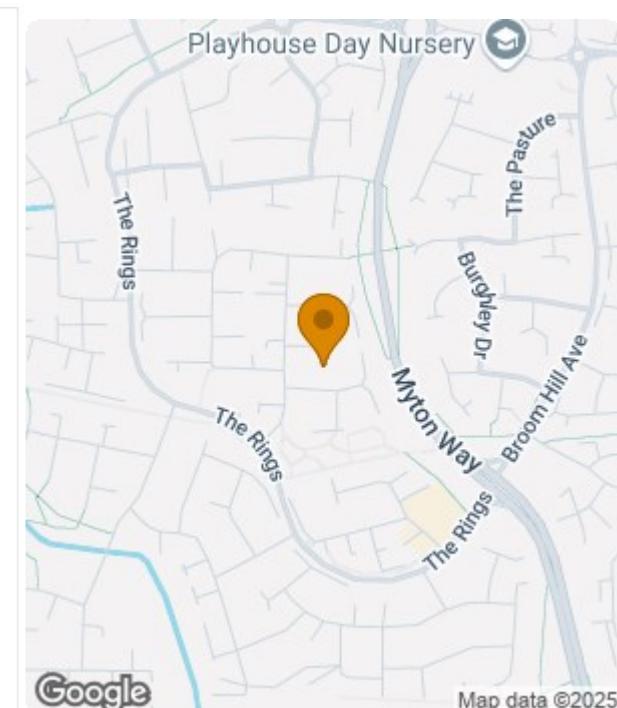
### En-Suite

4'10" x 11'1" (1.48m x 3.38m)





Approximate total area<sup>(1)</sup>  
837.65 ft<sup>2</sup>  
77.82 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 300

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	
(81-91)	B	78	
(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			

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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