



Verbeia Road, Ingleby Barwick, TS17 5FT
2 Bed - House - Mid Terrace
£159,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Verbeia Road, TS17 5FT

Situated within the highly popular 'Rings' area of Ingleby Barwick, this beautifully presented two-bedroom mid-terraced home, built by Persimmon Homes in 2021, offers modern, low-maintenance living and would make an ideal purchase for first-time buyers, couples or investors.

The property benefits from the remainder of its 10-year NHBC warranty and is presented throughout in a neutral, contemporary style, allowing buyers to move straight in and make the property their own.

The ground floor features a bright open-plan kitchen and living area, with a modern fitted kitchen incorporating integrated appliances and a gas hob and oven. French doors provide direct access to the west-facing rear garden, creating a lovely outdoor space and a real sun trap, ideal for relaxing and entertaining. A useful ground-floor WC completes the accommodation.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom fitted with a bath and over-bath shower.

Externally, the property benefits from driveway parking for two cars to the front, while the enclosed west-facing rear garden provides an attractive and practical outdoor space.

The property is ideally positioned for a range of local schools, shops, parks and everyday amenities, whilst offering excellent road links to the A66, A19 and A174, making it well placed for commuting throughout Teesside and the surrounding areas.

GROUND FLOOR

Entrance

4'7" x 4'10" (1.42m x 1.49m)

Kitchen \ Living Room

21'11" x 9'0" (6.69m x 2.76m)

WC

4'11" x 2'10" (1.51m x 0.87m)

FIRST FLOOR

Landing

5'11" x 3'2" (1.81m x 0.97m)

Bedroom 1

7'8" x 12'1" (2.36m x 3.69m)

Bedroom 2

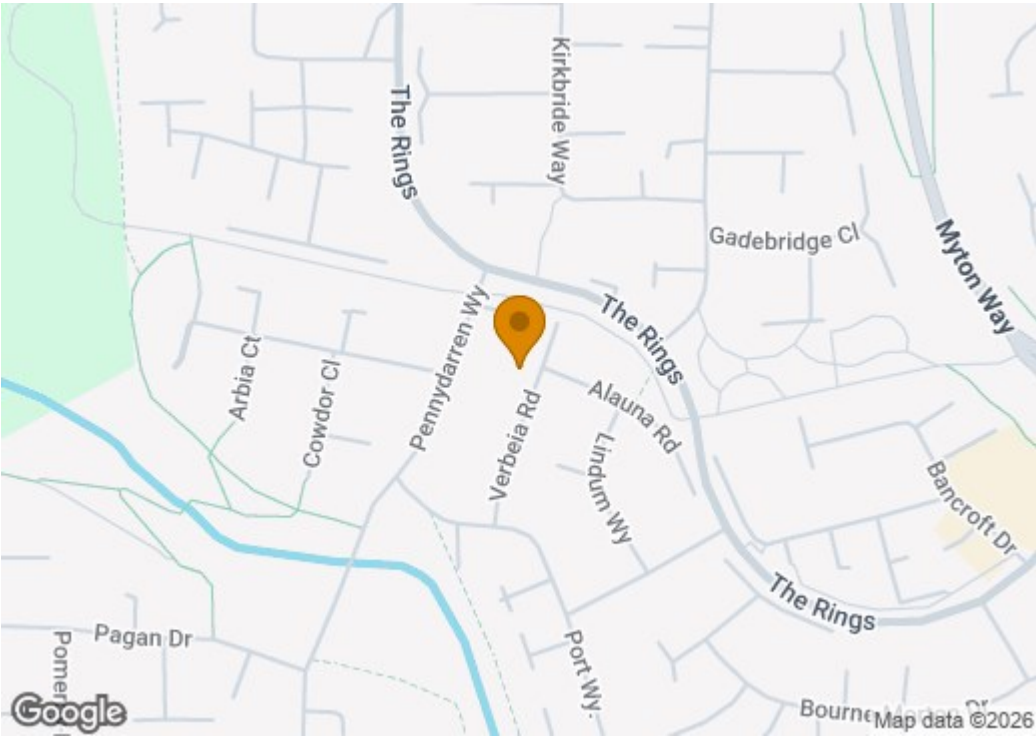
7'8" x 12'2" (2.36m x 3.71m)

Bathroom

6'0" x 5'6" (1.83m x 1.70m)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(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.

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



**SMITH &
FRIENDS**
ESTATE AGENTS