



**Nunnington Close, Ingleby Barwick, TS17 0TZ**  
**3 Bed - House - Detached**  
**£220,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Nunnington Close, TS17 0TZ

- \*\* PERFECT FOR FIRST TIME BUYERS \*\*
- \*\* SOLD WITH NO ONWARD CHAIN \*\*
- \*\* LARGE GARDEN NOT OVERLOOKED \*\*

Smith & Friends are pleased to bring to market this beautiful three-bedroom detached home in the highly sought-after Beckfields area of Ingleby Barwick - offered for sale with the benefit of NO ONWARD CHAIN, making it an ideal purchase for families and first-time buyers alike.

The accommodation briefly comprises an inviting entrance hallway leading into a spacious lounge featuring a stunning bay window, electric fire and attractive feature fireplace, creating a warm and welcoming living space. To the rear of the property is the kitchen/diner with a useful storage cupboard and direct access to the rear garden.

Externally, the property boasts a large, immaculately maintained rear garden which is not overlooked, offering an excellent degree of privacy and ideal space for relaxing or entertaining. To the first floor are two generous double bedrooms, a well-proportioned single bedroom and a contemporary family shower room.

Further benefits include a garage, driveway parking for two vehicles, and a superb location close to highly regarded schools, local shops and everyday amenities. Excellent transport links via the A19, A66 and A174 provide convenient access for commuters.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.



## GROUND FLOOR

Entrance Hallway  
5'4" x 3'4"

Living Room  
12'11" x 13'3"

Kitchen\Diner  
16'4" x 10'9"

## FIRST FLOOR

Landing  
6'0" x 8'5"

Bedroom 1  
8'11" x 14'1"

Bedroom 2  
9'3" x 10'3"

Bedroom 3  
7'4" x 8'7"

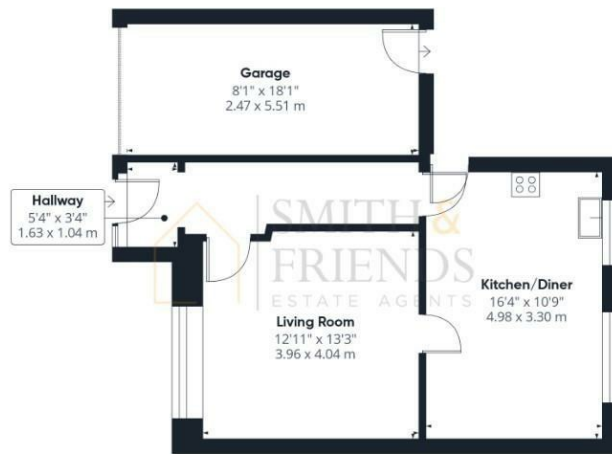
Bathroom  
6'8" x 7'1"

## EXTERNALLY

Garage  
8'1" x 18'0"







Ground Floor



Floor 1



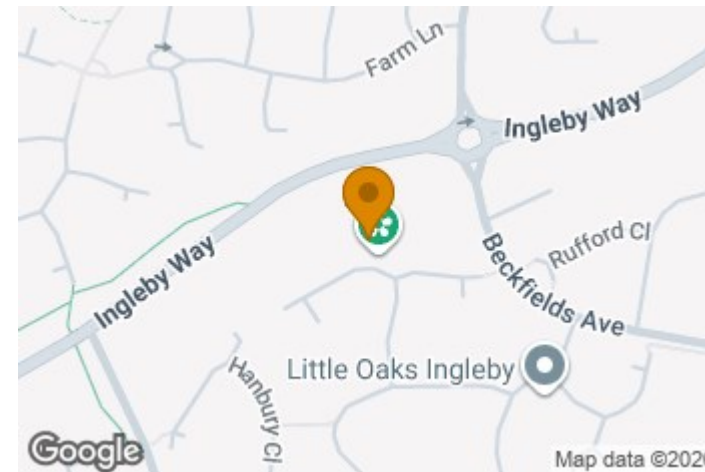
Approximate total area<sup>(1)</sup>

896 ft<sup>2</sup>  
83.3 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	75
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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