



**Coleton Gardens, Ingleby Barwick, TS17 0YA**  
**4 Bed - House - Detached**  
**Starting Bid £225,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Coleton Gardens, TS17 0YA

This well-proportioned four-bedroom detached home, an ideal purchase for a growing family. Situated in a sought-after location, the property benefits from close proximity to reputable schools within catchment areas, making it a perfect choice for families with children. The home offers a fantastic opportunity for the new owners to put their own stamp on it, with well-maintained interiors and a spacious layout throughout. Upon entering, you are welcomed by a bright entrance hallway leading to a comfortable lounge positioned at the front of the property. There is a separate dining room, and a fitted kitchen with granite worktops, a utility room, and a downstairs W/C

Upstairs, the property offers four bedrooms. The master bedroom features a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom, complete with a power shower.

Externally, the property enjoys a beautifully maintained, south-west facing rear garden that is not overlooked, providing excellent privacy. It is mainly laid to lawn with attractive borders and a dedicated seating area, ideal for relaxing or social gatherings. To the front, there is a double driveway providing ample off-road parking and access to a single garage.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

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

FOR SALE BY AUCTION. STARTING BID PRICE £225,000

## Auctioneers comments

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

## Hallway

1 x front entrance door, 1 x radiator and stairs to upper.

## Lounge

1 x front double glazed window, flooring, 1 x radiator, fire and surround.

## Dining Room

Rear double glazed patio doors, flooring and 1 x radiator.

## Kitchen

1 x rear double glazed window, 1 x radiator, tiled flooring spotlights, fully tiled flooring and under stairs storage cupboard.

## Utility

1 x rear UVPC door, tiled flooring, 1 x rear double glazed window, wall/base units and Baxi boiler.

## Cloakroom

1 x side double glazed window, tiled flooring, spotlights, w/c, wash hand basin and heated towel rail.

## Landing

Carpet flooring, cupboard, loft access and 1 x front double glazed window.

## Bedroom

Fitted robes, carpet flooring, 1 x radiator and 1 x front double glazed window.

## Ensuite

1 x side double glazed window, shower cubicle, w/c, wash hand basin, spot lights, part tiled and heated towel rail.

## Bedroom

1 x front double glazed window, 1 x radiator, carpet flooring and fitted robes.

## Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

## Bedroom

1 x rear double glazed window, carpet flooring, storage cupboard and 1 x radiator.

## Bathroom

1 x rear double glazed window, bath, shower, wash hand basin, w/c spotlights, heated towel rail and tiled.

## External

Garage and double driveway  
Gardens front & rear.



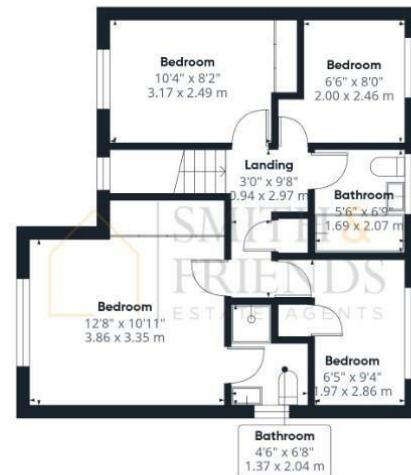






Approximate total area<sup>(1)</sup>

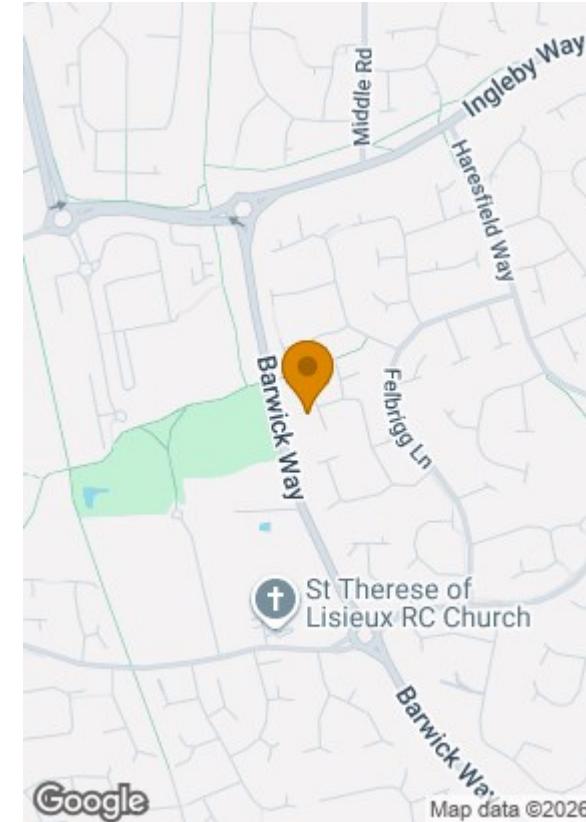
971 ft<sup>2</sup>  
90.2 m<sup>2</sup>



(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) A		78
(81-91) B		
(69-80) C		
(55-68) D		60
(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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