



Fox Close, Ingleby Barwick, TS17 0RW
3 Bed - House - Semi-Detached
Offers Over £173,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Fox Close, TS17 0RW

**** PERFECT FOR FIRST TIME BUYERS OR INVESTORS ****

**** RECENTLY FITTED BOILER & NEW FRONT & REAR DOORS ****

**** CUL DE SAC LOCATION ****

Situated in the ever-popular Lowfields area of Ingleby Barwick, this beautifully presented three-bedroom semi-detached home offers impressive kerb appeal and an enviable cul-de-sac position, making it an ideal purchase for first-time buyers, young families and investors alike.

The property welcomes you via an entrance hallway leading into a spacious, light-filled lounge featuring a gas fire and attractive feature fireplace, creating a warm and inviting living space. To the rear, the modern kitchen diner offers ample room for dining and entertaining, along with a large under-stairs storage cupboard for added practicality. A rear door opens onto the stunning landscaped garden, which enjoys a private, non-overlooked aspect — perfect for relaxing or outdoor entertaining.

To the first floor are three well-proportioned bedrooms, including two doubles and a single bedroom, alongside a stylish modern tiled family bathroom.

The home further benefits from a number of recent upgrades, including new front and rear doors and a recently fitted combi boiler. Externally, the property boasts a generous driveway providing off-road parking for two vehicles, an electric roller door garage and the added advantage of an EV charging point.

Ideally located within walking distance of Whinstone Primary School and close to a range of local shops and amenities, the property also offers excellent transport links to the A66, A19 and A174, making it perfect for commuters - CONTACT SMITH & FRIENDS INGLEBY BARWICK.



GROUND FLOOR

Entrance Hallway
7'4" x 3'11"

Living Room
15'5" x 11'5"

Kitchen\Diner
9'3" x 14'6"

FIRST FLOOR

Landing
11'5" x 5'11"

Bedroom 1
11'10" x 8'5"

Bedroom 2
11'2" x 8'5"

Bedroom 3
7'6" x 5'11"

Bathroom
5'6" x 5'10"

EXTERNALLY

Garage
18'1" x 8'3"







Ground Floor



Floor 1



Approximate total area⁽¹⁾

847 ft²
78.6 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	82
(81-91) B	
(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

