



Copse Lane, TS17 0SD
2 Bed - House - End Terrace
£137,000

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



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Copse Lane, TS17 0SD

** NO CHAIN **
** PERFECT FOR FIRST TIME BUYERS OR INVESTORS **

Situated in the highly sought after Lowfields area of Ingleby Barwick, this well presented two bedroom end terrace property is offered for sale with the benefit of no onward chain, making it an ideal purchase for first time buyers, investors or those looking to downsize.

The accommodation briefly comprises an entrance porch leading into a spacious open plan kitchen/diner, with a comfortable lounge area to the rear featuring sliding patio doors opening onto the generous rear garden. To the first floor are two good sized bedrooms, with the master benefitting from a useful storage cupboard, whilst the second bedroom features fitted sliding wardrobes. Completing the accommodation is a modern upgraded family bathroom fitted with an over bath shower and professionally clad walls for a stylish low maintenance finish.

The property further benefits from double glazing and gas central heating throughout. Externally there are gardens to both the front and rear, with the enclosed rear garden offering an excellent outdoor space for relaxing or entertaining.

Ideally located within walking distance to well regarded schools, shops and local amenities, the property also offers excellent transport links to the A19, A66 and A174, making it perfect for commuters.

GROUND FLOOR

Entrance Porch
4'0" x 4'0" (1.23m x 1.22m)

Kitchen
5'9" x 9'4" (1.76m x 2.85m)

Dining Room
8'1" x 8'2" (2.48m x 2.49m)

Lounge
11'5" x 12'0" (3.50m x 3.68m)

FIRST FLOOR

Landing
6'8" x 2'9" (2.04m x 0.85m)

Bedroom 1
10'10" x 11'5" (3.31m x 3.48m)

Bedroom 2
5'5" x 8'9" (1.66m x 2.67m)

Bathroom
6'6" x 5'6" (2.00m x 1.68m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

563 ft²
52.1 m²

Reduced headroom

14 ft²
1.3 m²

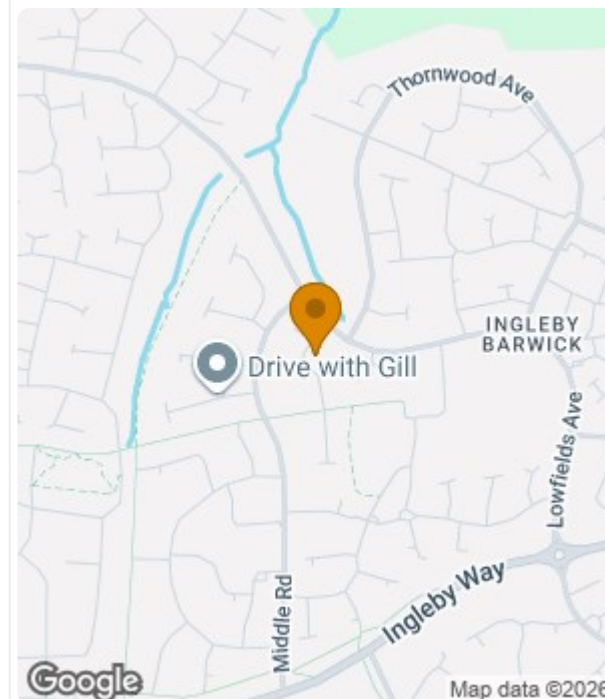
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		90
(81-91) B		
(69-80) C	79	
(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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