



Vaynor Drive, Ingleby Barwick, TS17 5EJ
3 Bed - House - Semi-Detached
£180,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



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Offered for sale with NO ONWARD CHAIN, this well-presented three-bedroom semi-detached home is situated in the highly sought-after Roundhill area of Ingleby Barwick, making it an ideal purchase for first-time buyers, young families, or buy-to-let investors.

The accommodation briefly comprises an entrance leading into a generously proportioned lounge featuring a stylish fireplace with gas fire, creating a warm and welcoming living space. To the rear, the kitchen/dining room offers ample space for family dining and benefits from French doors opening onto the rear garden, perfect for indoor-outdoor living. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are two spacious double bedrooms, including a master bedroom with fitted wardrobes, a well-sized single bedroom, and a modern fully tiled family bathroom fitted with a contemporary white three-piece suite.

Externally, the property offers driveway parking for two vehicles to the front, while to the rear is a generous, private garden that is not overlooked, featuring both a patio seating area and a lawn—ideal for entertaining, children, or simply relaxing outdoors.

Ideally positioned close to highly regarded schools, local shops, supermarkets, parks, and a range of everyday amenities, the property also benefits from excellent commuter links via the A66, A19 and A174, providing easy access to Teesside and beyond.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK



GROUND FLOOR

Entrance
4'8" x 6'6" (1.44m x 1.99m)

Living Room
10'11" x 11'7" (3.33m x 3.55m)

Kitchen\Diner
8'5" x 14'10" (2.59m x 4.54m)

WC
5'10" x 2'7" (1.79m x 0.79m)

FIRST FLOOR

Landing
8'8" x 3'6" (2.66m x 1.07m)

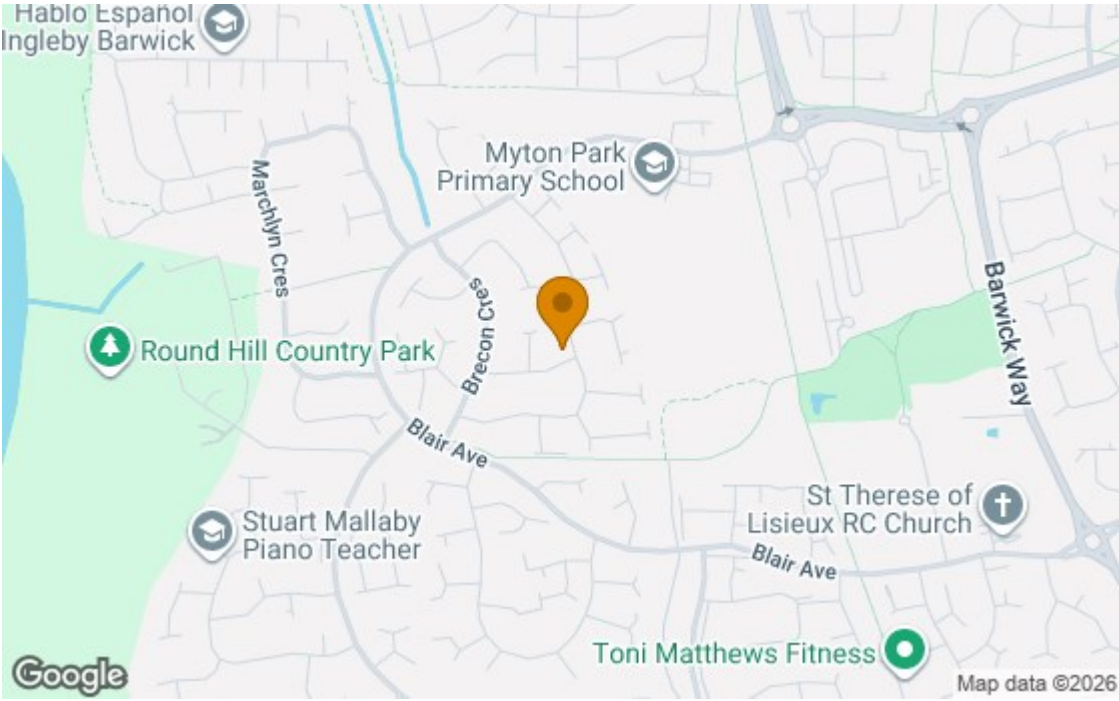
Bedroom 1
11'9" x 8'3" (3.59m x 2.53m)

Bedroom 2
9'6" x 8'3" (2.90m x 2.52m)

Bedroom 3
7'10" x 6'3" (2.40m x 1.92m)

Bathroom
6'5" x 6'3" (1.97m x 1.92m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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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