*** NO CHAIN SALE ***

SMITH AND FRIENDS are pleased to offer to the market this Four Bedroom Semi-Detached Town House with accommodation spread over Three Floors. Located in the Popular Broomhill area of Ingleby Barwick, this well designed family home warrants early inspection.

The property consists of Entrance Hallway, Downstairs Cloakroom/W.C, Lounge and Kitchen / Dining Room boasting a generous size and ample space for dining table. The kitchen comes fitted with a built in electric oven and separate four ring gas hob. The lounge has been tastefully designed and is complimented by French doors leading to the rear garden.
To the First Floor are Three Bedrooms and Four Piece Family Bathroom. A further Bedroom on the Top Floor with a Large En-suite shower room and built in wardrobe.

Externally, a small garden to the front and separate, detached garage and driveway providing ample off street car parking. An enclosed side and rear garden which provides access to the detached garage is among the many benefits of this property.

For a viewing contact SMITH AND FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

Kenwood Crescent, Ingleby Barwick, TS17 5BT
4 Bed - House - Semi-Detached
£220,000
EPC Rating: C
Council Tax Band: D
Tenure: Freehold

SMITH & FRIENDS
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Kenwood Crescent, Ingleby Barwick, TS17 5BT

GROUND FLOOR

Hallway
16'10" x 3'6" (5.15m x 1.07m)

Downstairs Toilet
6'11" x 3'0" (2.11m x 0.92m)

Kitchen/Diner
16'11" x 8'5" (5.16m x 2.59m)

Lounge
14'8" x 15'6" (4.49m x 4.73m)

FIRST FLOOR

Landing
9'8" x 3'8" (2.96m x 1.12m)

Bedroom 1
12'2" x 15'3" (3.71m x 4.66m)

Bedroom 2
10'4" x 8'2" (3.16m x 2.49m)

Bedroom 3
6'11" x 7'1" (2.13m x 2.16m)

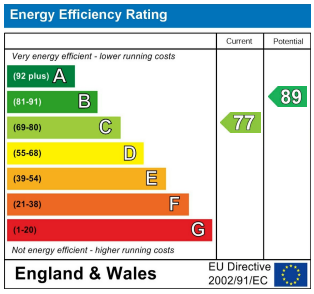
Family Bathroom
10'1" x 8'1" (3.09m x 2.48m)

SECOND FLOOR

Landing
3'3" x 3'4" (1.01m x 1.03m)

Master Bedroom
16'7" x 11'8" (5.06m x 3.57m)

En-suite
7'7" x 7'6" (2.33m x 2.30m)



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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