



Kenwood Crescent, Ingleby Barwick, TS17 5BT
3 Bed - House - Semi-Detached
£185,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Kenwood Crescent, TS17 5BT

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

The accommodation briefly comprises an entrance porch leading into a bright and spacious living room, filled with natural light. To the rear of the property is a modern open-plan kitchen/diner, featuring a stylish range of white gloss wall and base units with ample space for dining and entertaining. A convenient downstairs WC completes the ground floor.

To the first floor are three double bedrooms, with the generous master bedroom benefiting from its own en-suite shower room. A contemporary family bathroom fitted with a three-piece white suite serves the remaining bedrooms.

Externally, the property enjoys a large rear garden, predominantly laid to lawn, providing an excellent space for families and outdoor entertaining. To the front, there is a driveway providing off-street parking along with access to a single garage.

Ideally located close to a range of local shops, well-regarded schools, parks and everyday amenities, the property also offers excellent commuter links with easy access to the A66, A19 and A174.

Early viewing is highly recommended to appreciate the accommodation and fantastic location on offer.



GROUND FLOOR

Entrance Porch
4'0" x 3'9"

Living Room
13'9" x 10'1"

Inner Hall
6'1" x 3'5"

Downstairs WC
2'11" x 3'10"

Kitchen / Diner
7'8" x 18'8"

FIRST FLOOR

Landing
9'3" x 2'11"

Bedroom 1
13'0" x 9'1"

En-Suite
6'8" x 3'11"

Bedroom 2
11'1" x 9'2"

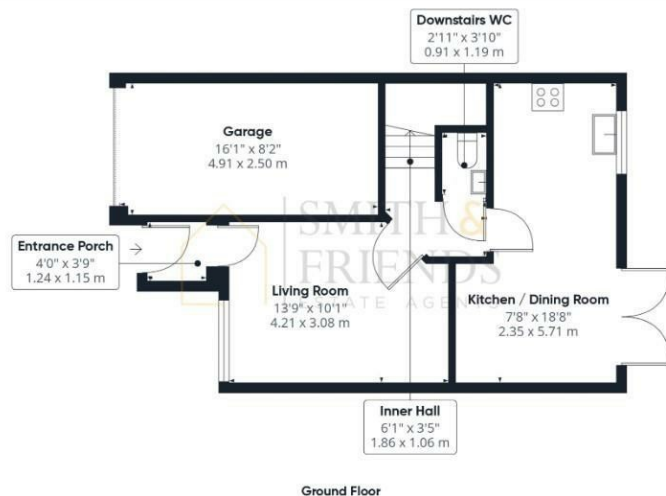
Bedroom 3
7'10" x 9'4"

Family Bathroom

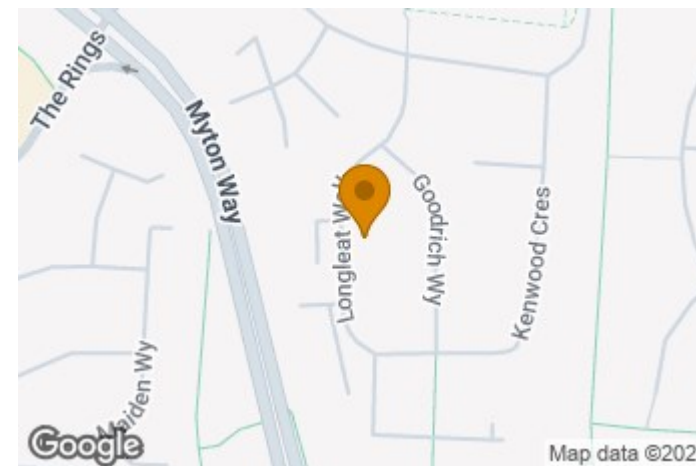
SINGLE GARAGE
16'1" x 8'2"







Approximate total area⁽¹⁾
903 ft²
83.9 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		
(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

