



**Bowood Close, Ingleby Barwick, Stockton-On-  
Tees, TS17 5GP**  
**4 Bed - House - Detached**  
**Starting Bid £270,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Bowood Close, Ingleby Barwick, TS17 5GP

\*\*\* NO CHAIN SALE \*\*\*

NEW TO THE MARKET, with Smith & Friends this lovely four bedroom / three bathroom detached house in the sought after Broomhill area of Ingleby Barwick. Positioned on a good sized plot with a short walk to local shops, bars and restaurants, excellent schools for all age groups, and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

The property briefly comprises of; Entrance Hall with stairs to the first floor, Cloakroom/WC, Large Living Room with Bay Window, Spacious Kitchen / Diner, Separate Dining Room with French doors to a Conservatory.

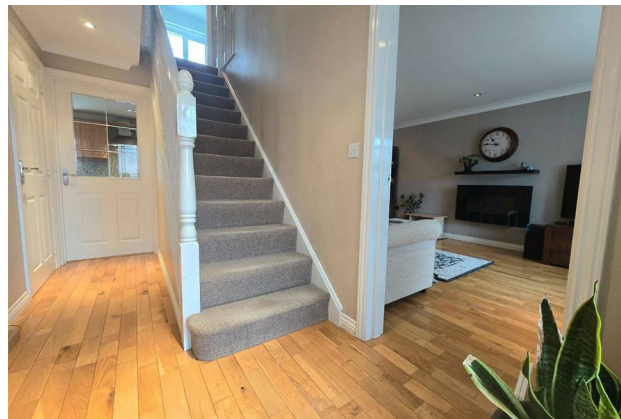
The First Floor provides a Landing, Bedroom 1 with Built-In Wardrobes and En-Suite Shower Room/WC, Bedroom 2 and 3 with a Jack & Jill Shower Room/WC, Bedroom 4 and a Family Bathroom/WC.

Externally, the property has a good sized rear garden with a well maintained lawn, whilst at the front of the property you will find a small lawn area, double width driveway and an integral garage.

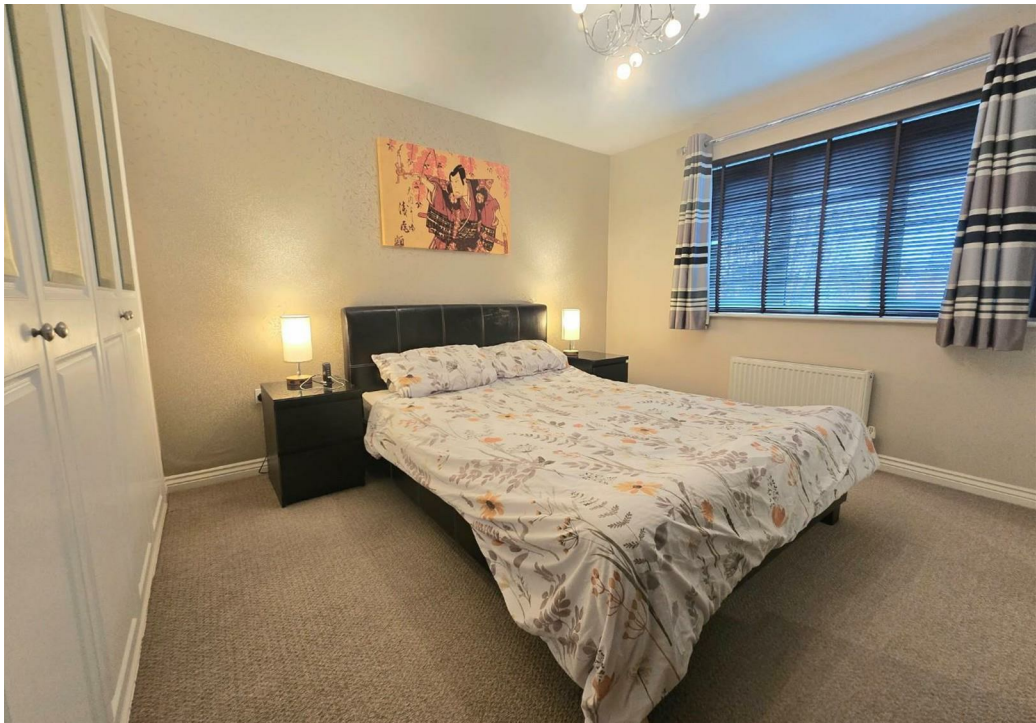
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

FOR SALE BY AUCTION. STARTING BID PRICE £270,000















Ground Floor



Floor 1



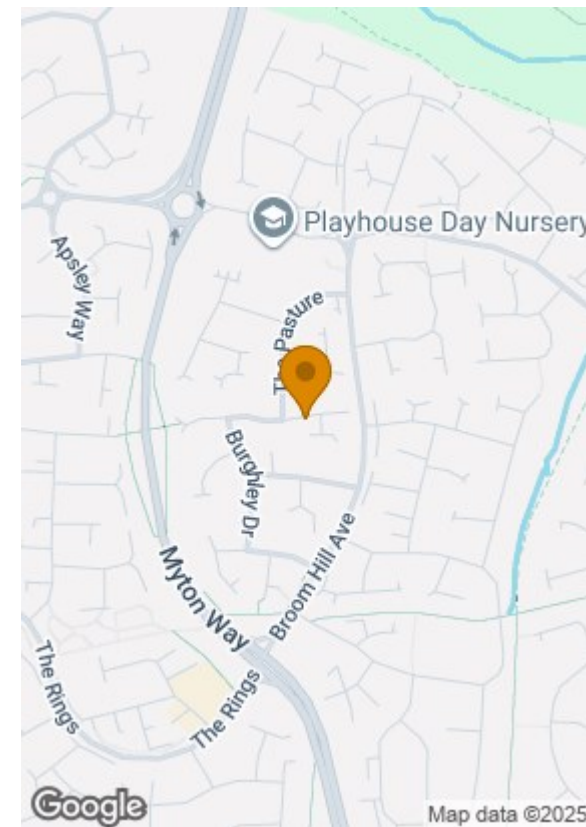
Approximate total area<sup>(1)</sup>

1448 ft<sup>2</sup>  
134.6 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	83
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**



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