



**Port Way, Ingleby Barwick, TS17 5FS**  
**2 Bed - House - End Terrace**  
**£160,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Port Way, TS17 5FS

\*\* SOLD WITH NO ONWARD CHAIN \*\*

\*\* PERFECT FOR FIRST TIME BUYERS OR INVESTORS \*\*

\*\* STILL UNDER NHBC WARRANTY \*\*

Located within the highly sought-after 'Rings' development in Ingleby Barwick, this immaculately presented two-bedroom end-terrace property is offered to the market with no onward chain and is sure to appeal to first-time buyers and investors alike. Benefitting from the remainder of the NHBC warranty, this beautiful home is ready to move straight into.

Upon entering, the welcoming entrance hallway leads through to a cosy lounge, stylishly enhanced with attractive feature wall panelling, creating a warm and contemporary living space. To the rear of the property is a modern kitchen/diner fitted with French doors opening out onto the wonderful south-facing rear garden, which enjoys a good degree of privacy and is not overlooked. The ground floor is completed by a modern cloakroom/WC.

To the first floor are two generous double bedrooms, with the master bedroom benefitting from sliding fitted wardrobes, alongside a stylish contemporary family bathroom.

Externally, the property features a double-width driveway providing off-road parking for two vehicles. Ideally situated close to well-regarded schools, shops and local amenities, the home also offers excellent transport links via the A66, A19 and A174, making it perfect for commuters.

Early viewing is highly recommended to fully appreciate the quality and location this superb home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK



## GROUND FLOOR

### Entrance Hallway

3'6" x 8'9"

### Living Room

9'2" x 15'3"

### Kitchen\Diner

12'7" x 8'2"

### W/C

2'11" x 4'9"

## FIRST FLOOR

### Landing

3'7" x 6'3"

### Bedroom 1

10'5" x 8'2"

### Bedroom 2

12'7" x 8'5"

### Bathroom

5'6" x 6'3"







Ground Floor



Floor 1



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

577 ft<sup>2</sup>  
53.7 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)	A		96
(81-91)	B	82	
(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

