



Lowfields Walk, Ingleby Barwick, TS17 0SW
2 Bed - House - Mid Terrace
£149,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Lowfields Walk, TS17 0SW

*** PERFECT BUY FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET ***

*** RECENTLY INSTALLED COMBI BOILER ***

Situated in the highly desirable Lowfields area of Ingleby Barwick, this beautifully presented two-bedroom terraced home offers stylish, move-in ready accommodation with a pleasant open outlook to the front.

The property welcomes you via an entrance porch leading into a tastefully decorated lounge, complete with a charming gas fire—perfect for cosy evenings. To the rear, a stunning kitchen/diner features a recently fitted, modern contemporary kitchen with sleek finishes, providing an ideal space for both everyday living and entertaining.

Upstairs, the property continues to impress with two generous double bedrooms, both immaculately presented, and a modern family bathroom. The bathroom is partially tiled and benefits from a handy built-in storage cupboard. Additional practicality is offered by a partially boarded loft with ladder access, ideal for extra storage.

The home is neutrally decorated throughout, enhancing its bright and airy feel, and benefits from a recently installed combi boiler—making it truly turn-key ready for its next owners.

Externally, the property boasts a good-sized rear garden along with an allocated parking space. To the front, a delightful outlook over an open green area creates a peaceful and attractive setting.

Ideally located within walking distance of Whinstone Primary School and Lowfields local shops—including the popular Teals Arms—this property also benefits from excellent transport links to the A19, A66, and A174.

Early viewing is highly recommended to fully appreciate this exceptional home - CONTACT SMITH & FRIENDS INGLEBY BARWICK

GROUND FLOOR

Entrance Porch

3'2" x 3'10" (0.99m x 1.17m)

Living Room

15'9" x 12'4" (4.82m x 3.76m)

Kitchen\Diner

8'9" x 12'4" (2.68m x 3.77m)

FIRST FLOOR

Bedroom 1

9'0" x 12'5" (2.75m x 3.79m)

Bedroom 2

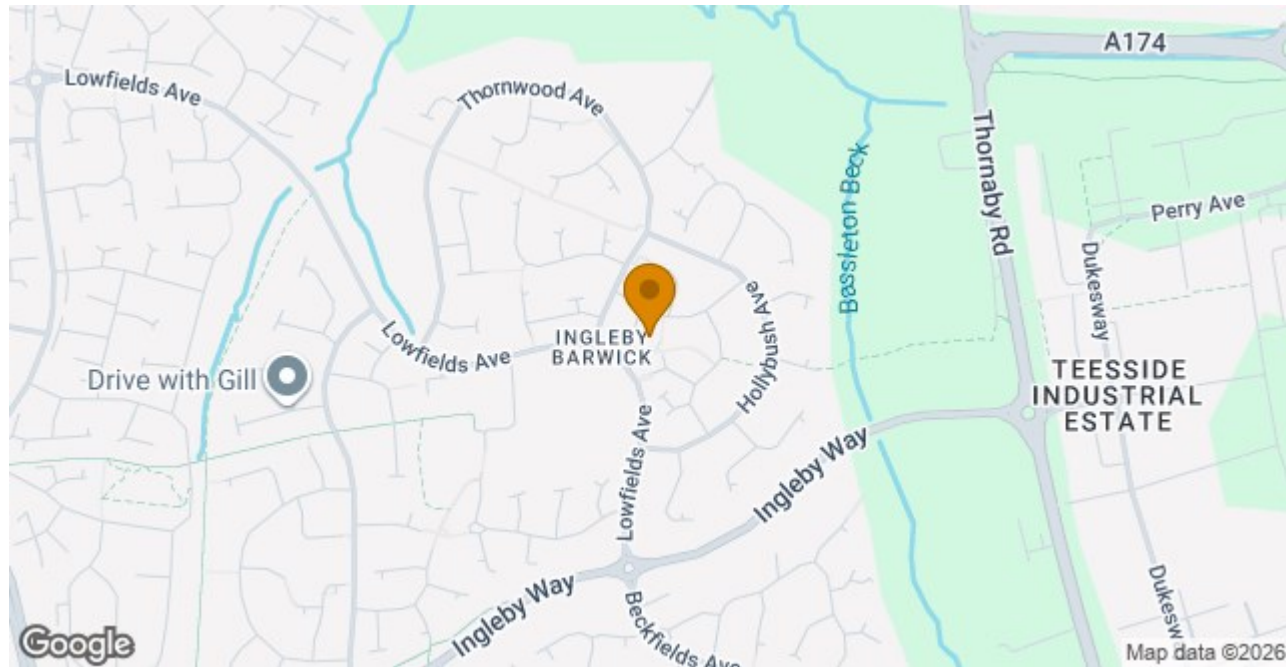
7'5" x 12'4" (2.28m x 3.77m)

Bathroom

4'8" x 8'6" (1.44m x 2.61m)









Ground Floor



Floor 1



Approximate total area⁽¹⁾
566 ft²
52.5 m²

Reduced headroom
.18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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.

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