



Greenway, TS17 0SZ
2 Bed - Bungalow
£217,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Greenway, TS17 0SZ

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

NEW TO THE MARKET , this rare Two Bedroom Link-Detached Bungalow positioned on a corner plot, Located within a Quiet Cul-De-Sac in Lowfield's, Ingleby Barwick, within a short walk of a local bus service located on Middle Road with local amenities such as a convenience store, public house, post office, medical centre and local primary school.

The Property Briefly Comprises of; Entrance Porch, Lounge/Diner, Kitchen, Inner Hallway, with access to a Storage Cupboard, Two Bedroom's and Bathroom.

Externally the Front of the Property has a well maintained lawned garden with a driveway, and a single garage that has been boarded out, providing someone the opportunity to develop into an additional room if required. The rear of the property is a good sized enclosed garden with lovely lawn area and pond, including a timber shed, and the added benefit of no overlooking neighbours due to being a corner plot.

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

Entrance Porch

4'10" x 4'0" (1.48m x 1.22m)

Living Room / Diner

15'10" x 10'11" (4.83m x 3.33m)

Dining Area - 2.71m x 2.57m

Kitchen

6'7" x 8'1" (2.02m x 2.48m)

Inner Hallway

6'1" x 2'8" (1.87m x 0.82m)

Bedroom 1

13'1" x 8'3" (3.99m x 2.53m)

Bedroom 2

6'7" x 10'9" (2.03m x 3.28m)

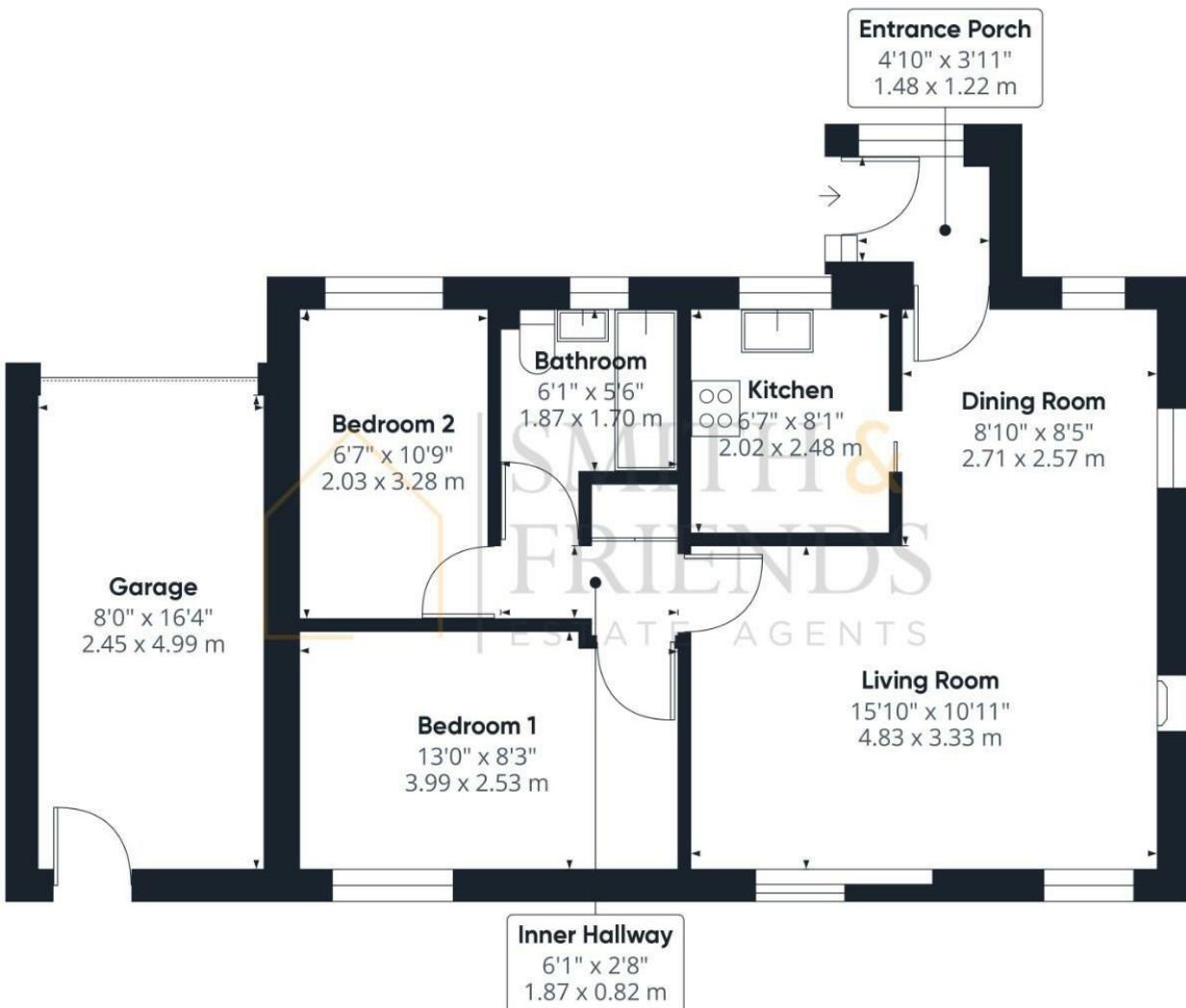
Family Bathroom

6'1" x 5'6" (1.87m x 1.70m)

Single Garage

8'0" x 16'4" (2.45m x 4.99m)





Approximate total area⁽¹⁾

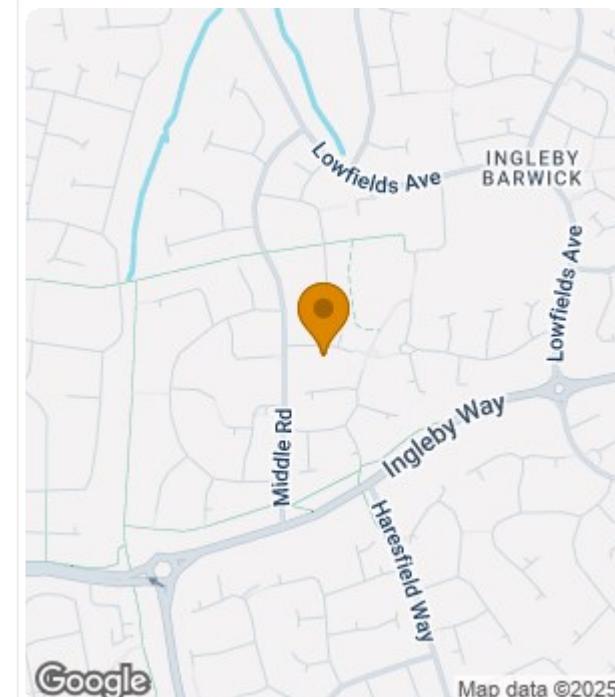
697.19 ft²
64.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 300



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	
(81-91)	B	63	
(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.

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