



**Apsley Way, Ingleby Barwick, TS17 5GB**  
**4 Bed - House - Semi-Detached**  
**£200,000**

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



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**FRIENDS**  
ESTATE AGENTS



# Apsley Way, TS17 5GB

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTORS \*\*\*

\*\*\* DETACHED GARAGE, DRIVEWAY PARKING & EV CHARGER \*\*\*

Situated in the highly sought-after 'Rings' area of Ingleby Barwick, this spacious 4-bedroom semi-detached property offers a perfect combination of style, space, and practicality, ideal for families or buy-to-let investors.

The ground floor features a welcoming entrance hallway leading into a contemporary lounge, providing a comfortable space for relaxing. To the rear, the generous kitchen/diner offers plenty of room for dining and hosting guests, with sliding glass doors opening out to a large, well-maintained garden complete with a decking area—perfect for outdoor living. A convenient downstairs W/C completes the ground floor.

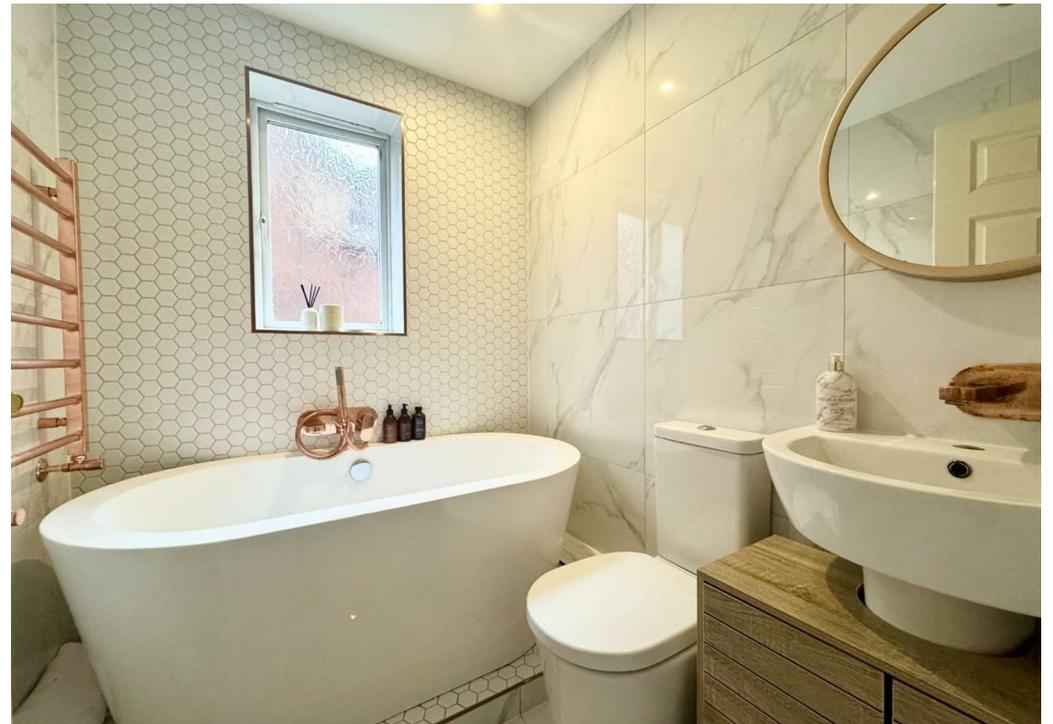
On the first floor, you'll find three well-proportioned bedrooms. The master bedroom is particularly spacious and benefits from fitted sliding wardrobes for ample storage. The second bedroom is a good-sized double, providing plenty of room for a growing family or guests. The third bedroom is currently used as office space but could easily be repurposed as a dressing room or additional storage. The family bathroom has been recently modernised to a high standard, with full floor-to-wall tiling, a standalone bath, and luxurious modern fixtures.

The second floor boasts a fantastic modern bedroom, thanks to a professional loft conversion. This stylish room comes complete with a contemporary en-suite bathroom, providing a private and peaceful retreat.

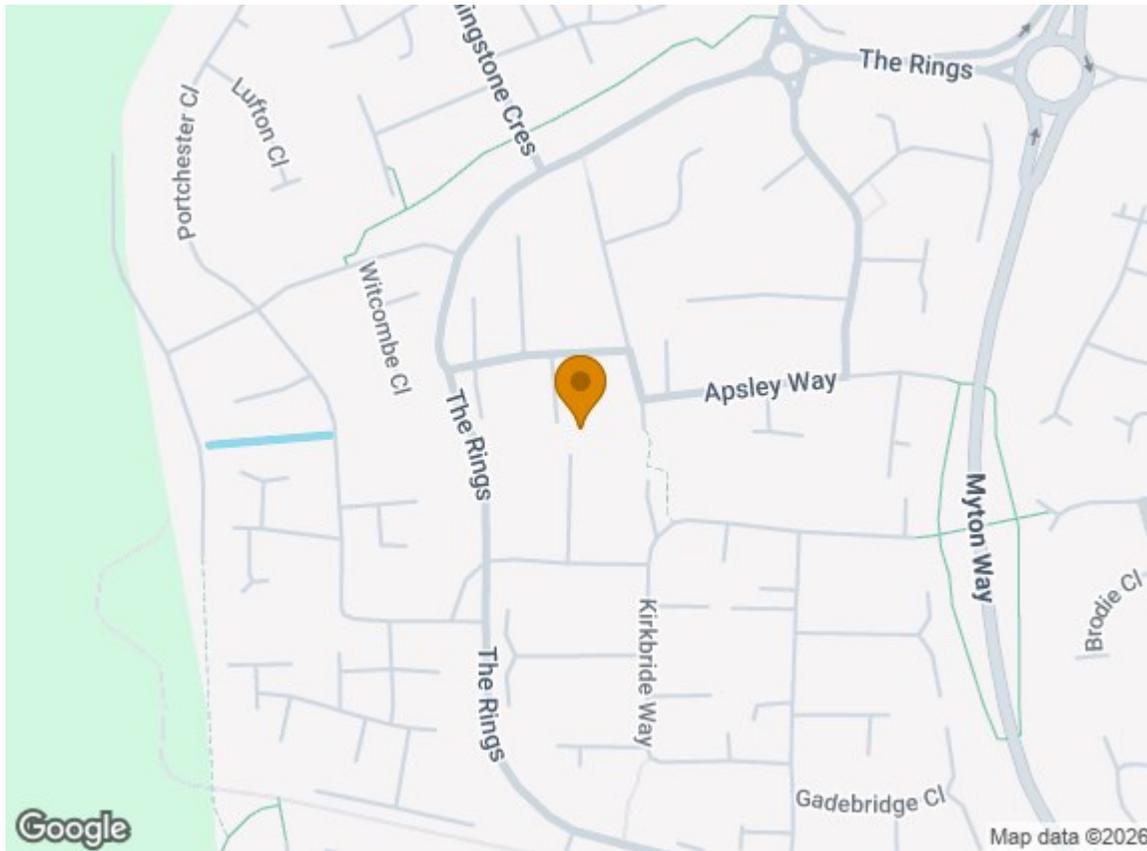
Externally, the property benefits from a single garage, driveway parking, and the added convenience of an EV charger, making it perfect for modern living.

This property combines modern living with flexible spaces, making it an ideal family home in a highly desirable location. Don't miss the opportunity to view this exceptional property - contact Smith & Friends Ingleby Barwick.









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>		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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