Beacons Lane, TS17 5EF
3 Bed - House - Detached
Guide Price £170,000

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

SMITH & FRIENDS
ESTATE AGENTS

Beacons Lane
Ingleby Barwick TS17 5EF

** NO CHAIN SALE **
** RECENTLY FITTED COMBI BOILER **
** SOUTH FACING GARDEN **

Offered for sale with NO ONWARD CHAIN, this well-presented three-bedroom detached home is situated in the highly sought-after Roundhill area of Ingleby Barwick.

The accommodation comprises an entrance hall, spacious open-plan living/dining room with sliding patio doors opening onto the generous south-facing rear garden, a modern fitted kitchen with tiled flooring, separate utility room and ground floor WC.

To the first floor are two double bedrooms, a single bedroom and a family bathroom. The master bedroom benefits from fitted his-and-hers wardrobes and a stylish en-suite shower room.

Further features include a recently installed combi boiler (still under warranty), gas central heating and double glazing throughout.

Externally, the property offers a generous south-facing garden, single garage and driveway parking.

Ideally located within the catchment area for highly regarded schools and close to local shops, amenities and leisure facilities. Excellent transport links via the A66, A19 and A174 make this an ideal home for families and commuters alike.

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 SALE BY AUCTION. STARTING BID PRICE £170,000

Hotpoint

GROUND FLOOR

Entrance Hall
3'1" x 3'0" (0.94m x 0.92m)

Lounge/Diner
11'2" x 23'3" (3.41m x 7.11m)

Kitchen
7'9" x 9'9" (2.37m x 2.99m)

Utility Room
3'6" x 4'11" (1.07m x 1.52m)

Downstairs Toilet
3'5" x 4'7" (1.06m x 1.40m)

FIRST FLOOR

Master Bedroom
10'10" x 10'3" (3.31m x 3.14m)

En-suite Bathroom
5'3" x 7'0" (1.62m x 2.15m)

Bedroom 2
8'0" x 9'11" (2.44m x 3.03m)

Bedroom 3
9'4" x 6'2" (2.85m x 1.89m)

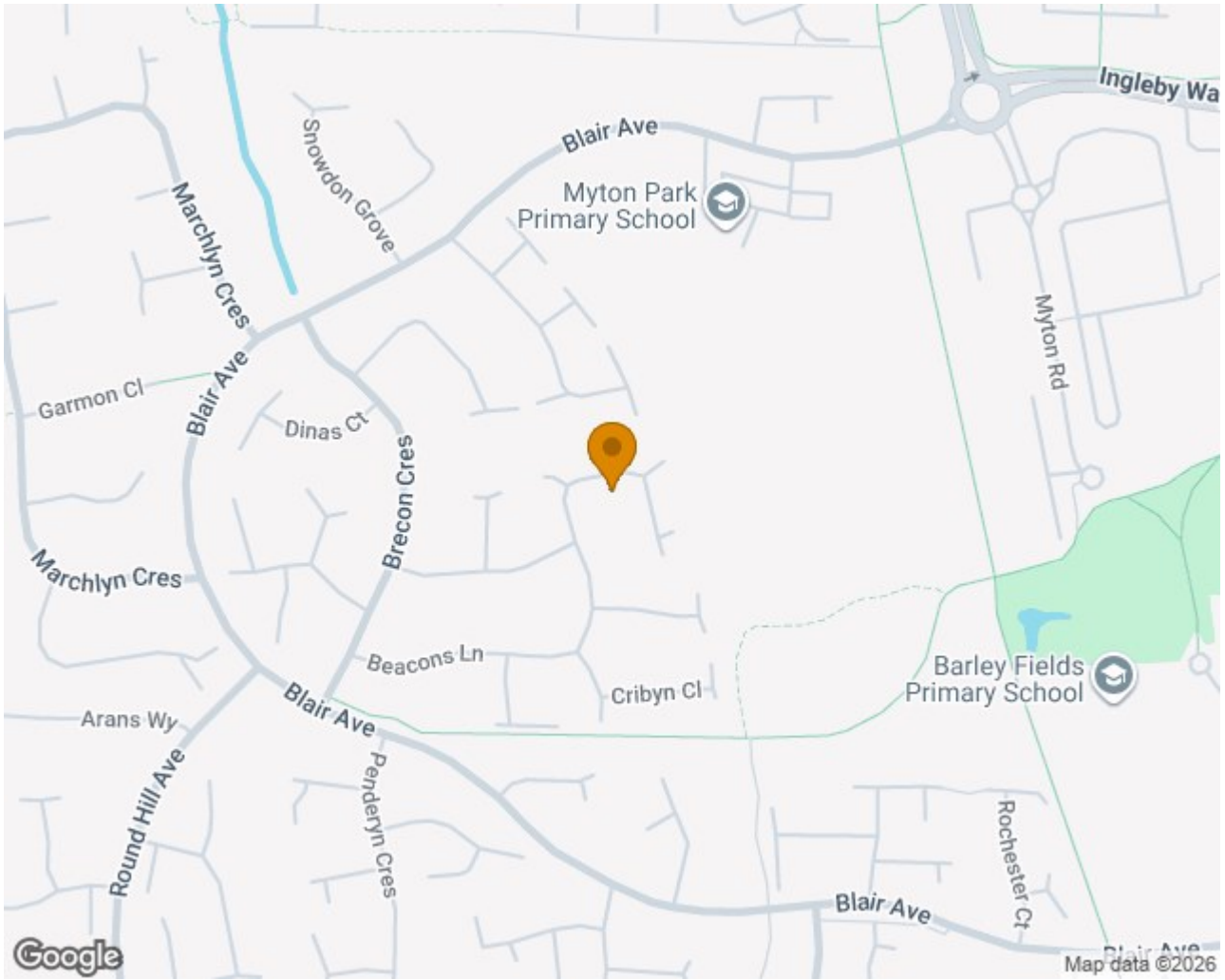
Family Bathroom
5'6" x 6'3" (1.70m x 1.93m)

EXTERNALLY

Garage
8'1" x 16'7" (2.47m x 5.08m)

Auctioneer Comments:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.


Ingleby Wa
Blair Ave
Snowdon Grove
Myton Park
Primary School
Marchlyn Cres
Myton Rd
Garmon Cl
Blair Ave
Dinas Ct
Brecon Cres
Marchlyn Cres
Beacons Ln
Cribyn Cl
Barley Fields
Primary School
Arans Wy
Blair Ave
Round Hill Ave
Penderyn Cres
Rochester Ct
Blair Ave
Google
Map data ©2026

Ground Floor

Floor 1

Approximate total area(1)

926 ft²

86.2 m²

Reduced headroom

12 ft²

1.1 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.

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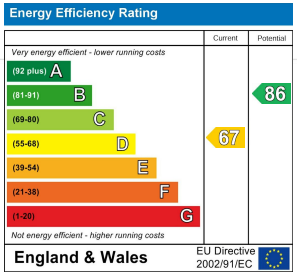

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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