



This beautifully refurbished property is offered to the market with no forward chain and vacant possession, making it an excellent opportunity for a first-time buyer looking for a home that is ready to move straight into.

The ground floor comprises a welcoming entrance hallway, spacious lounge, convenient cloakroom and a modern kitchen/diner, providing an ideal space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom. The second floor is home to the impressive master bedroom, complete with a useful walk-in storage cupboard, while additional storage is also available on the landing.

Externally, the property benefits from a well-maintained and enclosed rear garden, providing a pleasant outdoor space, along with double parking bays to the side.

An ideal choice for a first-time buyer, this attractive home combines generous living accommodation, modern presentation and excellent parking.

Hillbrook Crescent, Ingleby Barwick, Stockton-On-Tees, TS17 5BN

3 Bed - House - Semi-Detached

£175,000

EPC Rating: C

Council Tax Band:

Tenure: Freehold



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- Entrance Hallway
Front entrance door and flooring.
- Lounge
1 x front double glazed window, 1 x radiator, flooring and storage
- Cloakroom
W/c, wash hand basin, flooring and radiator
- Kitchen/Diner
Flooring, rear double glazed doors, rear double glazed window,
- Landing
Radiator and stairs to upper floor
- Bathroom
Bath, shower, heated towel rail, wash hand basin, w/c an 1 x double glazed window
- Bedroom
1 x front double glazed window and radiator
- Bedroom
x rear double glazed window and radiator
- Landing
Storage and stairs to lower level
- Bedroom
2 x double glazed sky windows and 1 x double glazed side window. Walk in cupboard.



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		77	
(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	

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

