



Thornwood Avenue, Ingleby Barwick, TS17 0RS
2 Bed - House - Mid Terrace
£137,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Thornwood Avenue, TS17 0RS

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***
*** ALLOCATED PARKING ***

Smith & Friends are delighted to market a beautifully presented two-bedroom mid-terraced home, perfectly suited to first-time buyers or investors seeking a well-located property with modern features and excellent local amenities.

Situated in the highly sought-after Lowfields area of Ingleby Barwick, this charming home offers well-balanced accommodation and practical additions that enhance everyday living.

Upon entering, you are welcomed by an entrance porch leading into a cosy, light-filled lounge – an inviting space ideal for relaxing or entertaining. To the rear, the property boasts a modern fitted kitchen, thoughtfully designed with contemporary units and ample workspace.

To the first floor are two good-sized bedrooms and a modern family bathroom, complete with a stylish suite and a useful built-in storage cupboard.

Externally, the property benefits from a generous south-facing rear garden – perfect for enjoying the sun throughout the day – along with allocated parking to the rear for added convenience.

A standout feature of this home is the professionally boarded loft, complete with drop-down ladders and electrics, providing excellent additional storage or flexible workspace potential.

The location is ideal for families and commuters alike, within walking distance of highly regarded local schools, shops, and everyday amenities. There are also excellent transport links to the A66, A19 and A174, offering easy access to surrounding towns and cities.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.



GROUND FLOOR

Entrance Porch

2'5" x 3'4" (0.75m x 1.02m)

Living Room

15'9" x 12'5" (4.81m x 3.80m)

Kitchen

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

FIRST FLOOR

Landing

6'8" x 2'10" (2.05m x 0.87m)

Bedroom 1

9'0" x 12'5" (2.76m x 3.81m)

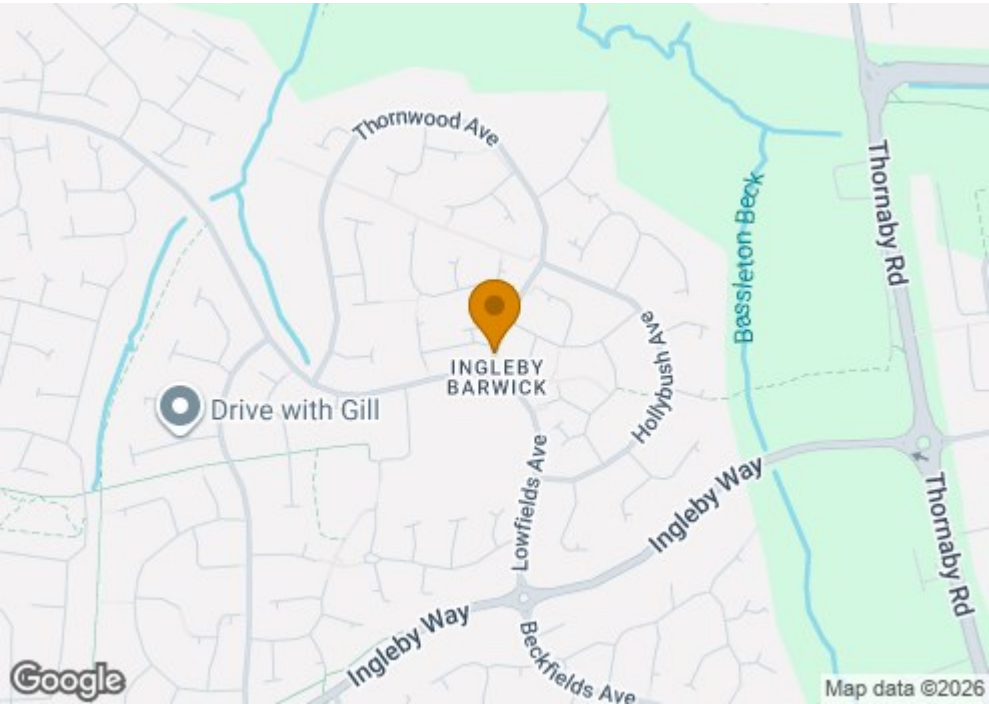
Bedroom 2

7'2" x 12'5" (2.20m x 3.81m)

Bathroom

4'9" x 9'4" (1.45m x 2.87m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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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