



**Wheatear Lane, Ingleby Barwick, TS17 0TB**  
**3 Bed - House**  
**£235,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Wheatear Lane, TS17 0TB

\*\*\* IDEAL FOR FIRST TIME BUYER \*\*\*

Smith & Friends Estate Agents are delighted to bring to market this good sized three bedroom detached property, positioned on a generous plot with both the front and rear not being overlooked. Located within the sought after area of 'Lowfields', Ingleby Barwick, situated within walking distance of the Teal Shops and highly rated Whinstone Primary School, with great transport links and access to major roads like the A66, A19 & A1.

The house has just recently undergone decoration and newly laid carpets throughout, briefly comprising of; Entrance Hall, Downstairs WC, Inner Hallway, Living Room, Open-Plan Kitchen / Diner Leading to a Conservatory to the Rear.

The First Floor has a Landing, with Master Bedroom to the Front with Built-In Wardrobes, Two Further Bedrooms and a Family Bathroom.

Externally, the property has a stunning landscaped rear garden, creating different designated areas to sit and enjoy with all the family. The front of the property has a Single Integral Garage with a concrete imprint double width driveway and well maintained lawn area.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.



## GROUND FLOOR

### Entrance Hall

3'9" x 5'7"

### Downstairs WC

3'3" x 5'8"

### Inner Hallway

4'3" x 5'6"

### Living Room

14'9" x 13'3"

### Open-Plan Kitchen/Diner

17'9" x 10'10"

### Conservatory

11'3" x 9'6"

## FIRST FLOOR

### Landing

6'3" x 8'7"

### Bedroom 1

10'0" x 11'7"

### Bedroom 2

10'7" x 10'1"

### Bedroom 3

7'8" x 8'8"

### Family Bathroom

6'10" x 6'5"

### SINGLE GARAGE

8'3" x 18'2"





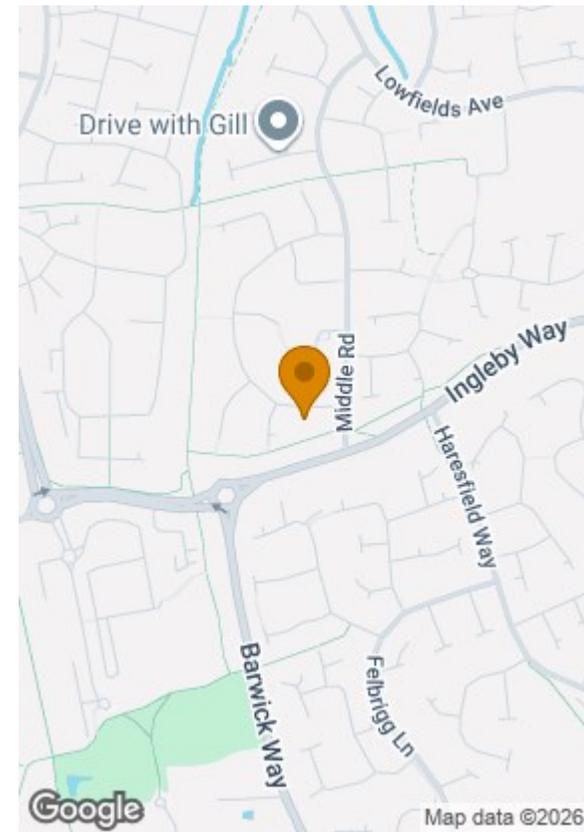


Approximate total area<sup>(1)</sup>  
1144 ft<sup>2</sup>  
106.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	84
		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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