



Inglebys

Estate Agents



66 Coach Road

Brotton, TS12 2RP

Price Guide £145,000



Occupying an elevated position, with stunning views across Saltburn and beyond, a rare opportunity to acquire a 2 bedroom semi-detached bungalow, in a generous plot with scope to modernise and extend.



Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: D-Rating.

An attractive two-bedroom bungalow with fabulous views over Saltburn and Skelton in a sought after location benefits from a large front driveway with parking for up to three cars, large low maintenance front garden and rear tiered garden with the potential to extend into the loft space (subject to planning permission). Has to be viewed to be truly appreciated?

Entrance Porch 9'11" x 9'1" (3.04m x 2.78m)

UPVC double glazed door to the side aspect & hardwood double glazed windows to the front & side aspects with beautiful views. Carpeted.

Living Room 13'10" x 10'4" (4.23m x 3.16m)

Hardwood double glazed window to the front aspect with views over the surrounding countryside. Carpeted. Radiator. Electric fire with marble hearth & backplate, and wooden fire surround.

Kitchen 9'10" x 8'7" (3.00m x 2.63m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink. Freestanding electric cooker. Plumbing for washing machine. UPVC double glazed door & window to the rear aspect. Vinyl flooring.

Bedroom One 10'5" x 9'10" (3.20m x 3.00m)

Hardwood double glazed window. Carpeted. Fitted wardrobes. Radiator.

Bedroom Two 10'5" x 10'1" (3.20m x 3.09m)

Hardwood double glazed window. Carpeted. Storage cupboard. Radiator.

Shower Room 9'10" x 4'8" (3.00m x 1.44m)

Low-level W/C. Walk-in shower cubicle. Pedestal hand basin. Part-tiled walls. UPVC double glazed window. Vinyl flooring. Extractor fan.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

