



Inglebys

Estate Agents



17 Marton Grove

Brotton, TS12 2RF

Offers In The Region Of £165,000



Located on the popular Marton Grove, Brotton, this charming property offers a fantastic opportunity for those looking to create their dream home. Boasting two reception rooms, three bedrooms, and a bathroom, this semi-detached dormer bungalow sits on a generous plot with off street parking and large garage with workshop.



One of the standout features of this property is the large detached garage with a workshop, perfect for those who enjoy DIY projects or need extra storage space. While the property is in need of modernisation, this presents a blank canvas for you to unleash your creativity and design a home tailored to your taste.

Conveniently located close to all local amenities and transport links, this property offers both comfort and convenience. Imagine the potential this home holds once renovated to your liking - a cosy retreat in a popular residential area, close to coast and moorland routes.

Tenure: Freehold
 Council Tax: Redcar & Cleveland C
 EPC: Expired, await new EPC

Entrance Hall

Cupboard housing alarm box, radiator

Living Room 14'11" x 11'6" (4.57m x 3.53m)

uPVC window to the front aspect, log burning stove in stone surround, stairs to the first floor

Dining Room 10'0" x 8'0" (3.05m x 2.45m)

uPVC window, radiator

Bathroom 7'5" x 4'10" (2.28m x 1.49m)

2 x uPVC windows, glazed shower cubicle, low level w.c pedestal was hand basin, radiator

Kitchen 17'1" x 16'8" (5.23m x 5.1m)

Range of wall, base and drawer units, laminate worktops, stainless steel sink with moxer, slot in electric oven, wall mounted combi boiler

Rear Sitting/ Downstairs Bedroom 12'7" x 11'11" (3.84m x 3.65m)

uPVC French doors, radiator

Stairs to the first Floor

Bedroom 11'3" x 8'4" (3.44m x 2.56m)

uPVC window, radiator

Bedroom 10'2" x 8'2" (3.1m x 2.49m)

uPVC window, radiator

Bedroom 12'7" x 9'11" (3.86m x 3.03m)

uPVC window, radiator, walk in storage room

Cloakroom

Low level w.c, wash hand basin

Externally

Low Maintenance front garden with a variety of shrubs and bushes, off street parking, access to the garage

Enclosed rear garden with patio area

Large Detached Garage with Electric door and workshop

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.

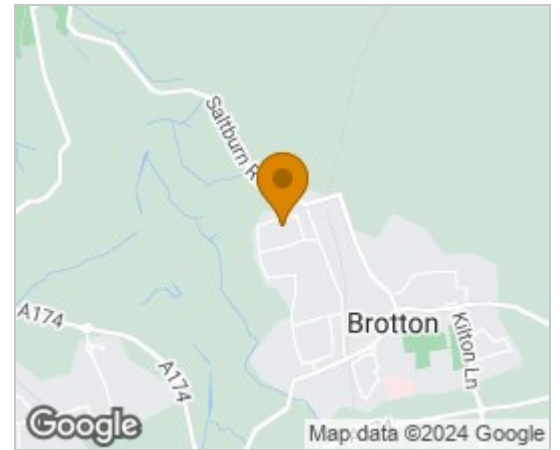
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

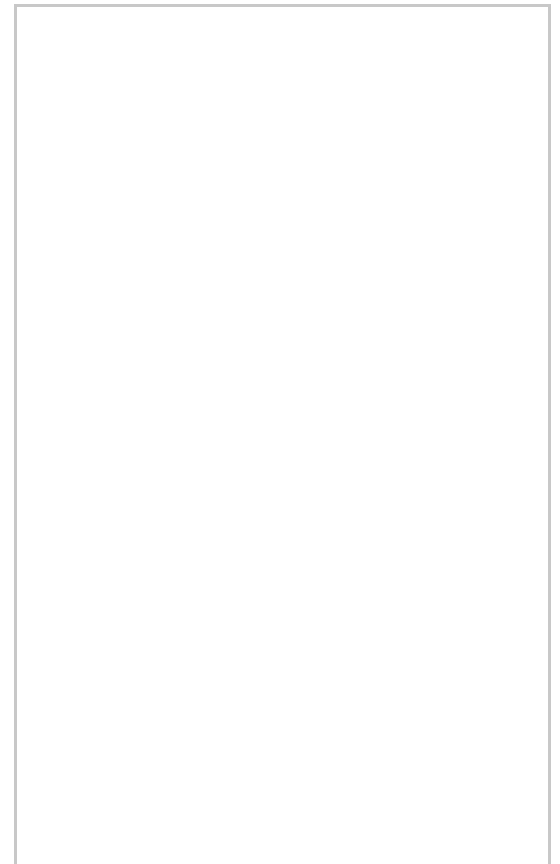
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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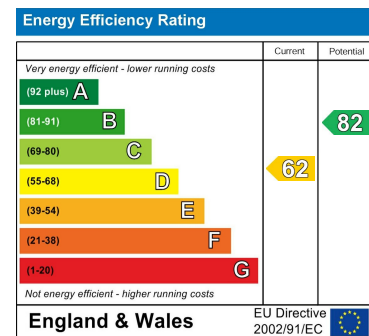
Area Map



Floor Plans



Energy Efficiency Graph



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