



# Inglebys

Estate Agents



## 17 Marton Grove

Brotton, TS12 2RF

**Offers Around £159,995**



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.

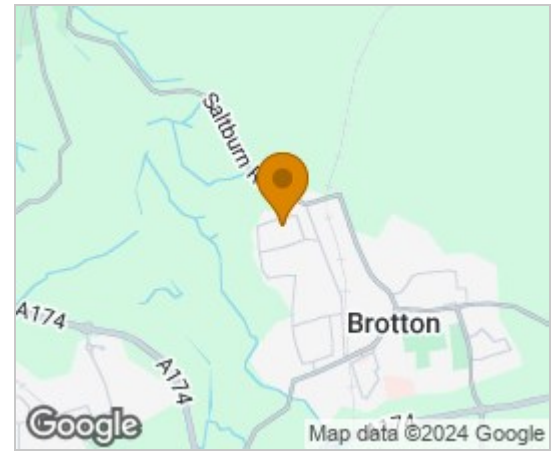
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

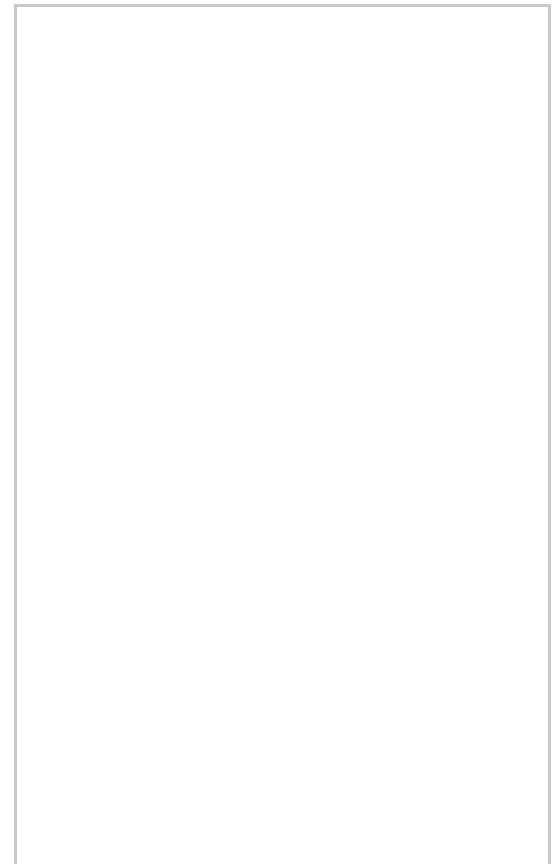
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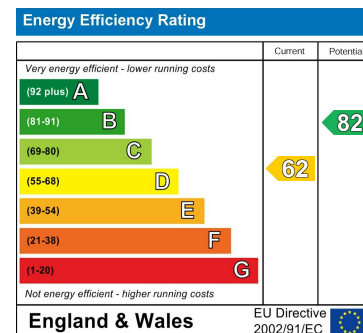
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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