



Inglebys

Estate Agents



20 Rodney Close

Brotton, TS12 2GB

Offers In The Region Of £149,500



We are delighted to offer for sale this three bedroom, well maintained semi-detached house in the sought after, yet peaceful location of Rodney Close in Brotton. The property benefits from two reception rooms, a spacious conservatory to the rear, three bedrooms, off street parking and garage, and not too forget a beautifully presented rear garden.



Presented very well throughout, this three bedroom property offers white uPVC double glazed doors and windows throughout, along with a white uPVC conservatory to the rear, located close to Hunley Hotel and Golf Course, all local amenities and bus routes are a short walk away. A short drive to the seaside towns of Saltburn and Staithes.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band C

EPC Rating: Await EPC

Vestibule

A small vestibule to the entrance with single radiator and light, accessed from a double glazed front door.

Lounge 15'1" x 9'8" (4.61m x 2.97m)

With carpet to the floor and coving to ceiling, marble effect fire surround and hearth with inset gas fire, uPVC window to the front aspect and double radiator, open archway to the dining room.

Dining Room 8'4" x 7'11" (2.56m x 2.43m)

Carpet continues from lounge to the dining area, coving to the ceiling, double glazed patio doors providing access to the conservatory and single radiator, doorway to the kitchen.

Conservatory 12'5" x 7'3" (3.79m x 2.23m)

A light and airy feel to this conservatory, with a tiled floor it is finished with white uPVC double glazed windows and French doors to the rear garden.

Kitchen 9'3" x 7'10" (2.82m x 2.39m)

A tiled floor and range of wall and base units finished with wood effect doors and drawer fronts, laminated worktops and tiled splashbacks, white sink/drainers with mixer tap, plumbing for washing machine, uPVC window to the rear aspect, double glazed door to the rear patio area, double radiator.

First Floor

Carpet to the landing area, uPVC window to the side aspect, airing cupboard which also houses the hot water tank, loft hatch.

Bedroom One 12'0" x 9'6" (3.68m x 2.92m)

With carpet to the floor, fitted wardrobes with mirrored sliding doors, uPVC window to the front aspect and single radiator.

Bedroom Two 9'6" x 9'0" (2.91m x 2.76m)

Another generously proportioned bedroom with carpet to the floor, uPVC window to the rear aspect and single radiator.

Bedroom Three 8'5" x 8'4" (2.57m x 2.55m)

Carpet to the floor, uPVC window to the front aspect and single radiator.

Bathroom 8'4" x 5'6" (2.55m x 1.69m)

The bathroom benefits from a white bath suite, mixer shower over bath, tile effect flooring, extractor fan, part tiled walls, single radiator and uPVC window to the rear aspect.

Externally

Front.

The garden is laid to lawn with established shrubs, concrete driveway leading to the single integral garage which also benefits from electricity and lighting.

Rear.

The rear garden has been very well looked after, benefiting from a paved patio area, garden laid mainly to lawn with established borders and shed.

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.

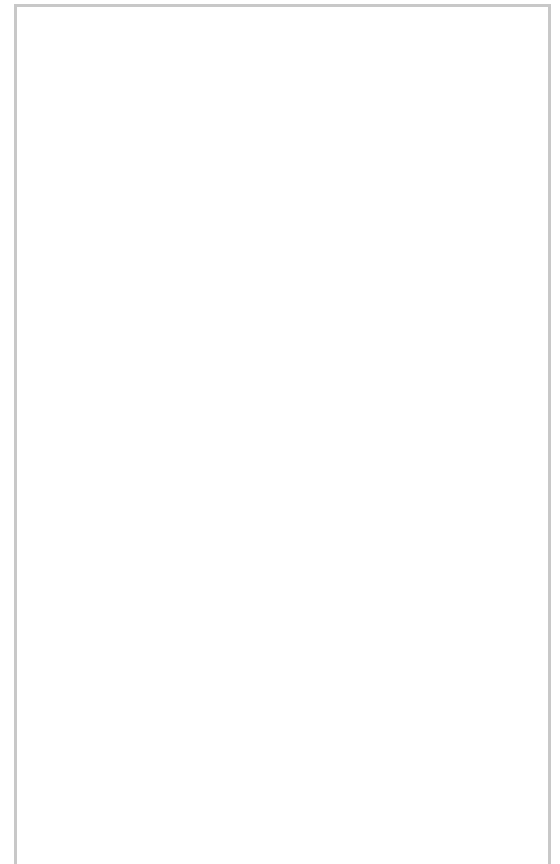
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Area Map



Floor Plans



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

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.

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