



# Inglebys

Estate Agents



## 31 Errington Street

Brotton, TS12 2TB

**£475 Per Calendar Month**



Situated close to local amenities & transport links, a spacious 2-bedroom terraced home, with ground-floor W/C & first-floor bathroom.



Council Tax Band: Band-A.

EPC Rating: D-Rating.

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### Living Room 14'7" x 12'4" (4.46m x 3.77m)

UPVC double glazed window to the front aspect. Carpeted. Stairs to the first floor. UPVC door to the front elevation. Radiator.

### Kitchen 11'5" x 9'1" (3.50m x 2.77m)

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

### Ground-Floor W/C 6'0" x 4'11" (1.83m x 1.52m)

Low-level W/C. Pedestal hand basin. Vinyl flooring. UPVC double glazed window to the side aspect. Radiator.

### First Floor

#### Landing

Carpeted.

### Bedroom One 11'1" x 9'9" (3.40m x 2.98m)

Storage cupboard. Carpeted. UPVC double glazed window to the front aspect. Radiator.

### Bedroom Two 10'3" x 6'8" (3.14m x 2.05m)

UPVC double glazed window to the rear aspect. Laminate flooring. Radiator.

### Bathroom 7'0" x 6'0" (2.14m x 1.84m)

Panel bath with shower above. Low-level W/C. Pedestal hand basin. Radiator. Vinyl flooring. UPVC double glazed window to the side aspect.

### External

#### Rear Elevation

Enclosed yard with gated access to the alley.

### 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.

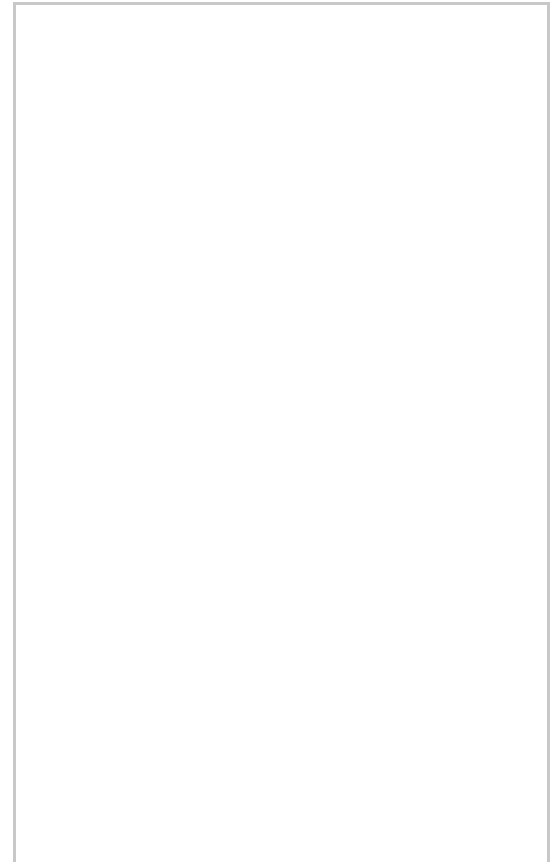
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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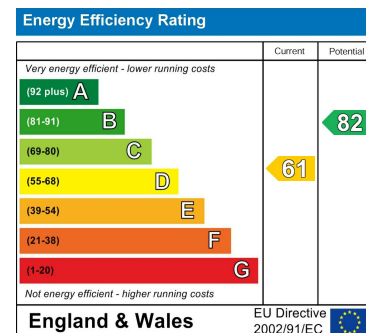
## Area Map



## Floor Plans



## Energy Efficiency Graph



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