



Inglebys

Estate Agents



7 Child Street

Brotton, TS12 2SU

£75,000



A two bedroom mid terraced residence that has been recently refurbished to a high standard. Stepping step inside, you'll be greeted by a fresh and modern interior with neutral tones that create a warm and inviting atmosphere.



This property boasts deceptively spacious living areas, fitted kitchen, with a downstairs w.c. To the first floor, there are two generous bedrooms and a modern family bathroom, providing ample room for all your needs. Whether you're looking to relax in the cosy living room or entertain guests in the stylish dining area, this house offers versatility for any lifestyle.

To top it off, the option of furniture being available by separate negotiation gives you the opportunity to move in hassle-free and start enjoying your new home right away.

The property benefits from UPVC double glazing & gas central heating throughout, with sweeping views of the surrounding area. Tucked behind the High Street, close to all local amenities & transport links, the property must be seen to be truly appreciated. It also benefits from a large rear garden that is rare for properties of this type.

Tenure Details: Freehold

Council Tax Band: Band A

EPC Rating

Entrance Porch

Fuse Board, electric meter, wooden front door.

Lounge 14'3" x 13'7" (4.36m x 4.16m)

Laminate flooring, radiator, UPVC double glazed window, fire surround, virgin point, stairs leading to 1st floor, central heating thermostat.

Kitchen 12'4" x 9'3" (3.77m x 2.84m)

Vinyl flooring, radiator, UPVC double glazed window, wooden back door, gas cooker, range of wall and base units, extractor hood, composite sink, combi boiler.

Cloakroom 5'5" x 2'7" (1.66m x 0.81m)

Vinyl flooring, low level w.c

Rear Porch

Wooden, wooden rear door leading to garden.

First Floor Landing

Smoke alarm, carpeted.

Bedroom One 11'11" x 13'5" (3.64m x 4.11m)

Carpeted, radiator, UPVC double glazed window.

Bedroom Two 12'4" x 6'7" (3.77m x 2.03m)

Carpeted, radiator, UPVC double glazed window.

Family Bathroom 9'1" x 5'4" (2.78m x 1.65m)

Vinyl flooring, radiator, UPVC double glazed window, toilet, bath, pedestal wash hand basin.

Rear Garden

Enclosed garden, laid mainly to lawn with patio area

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.

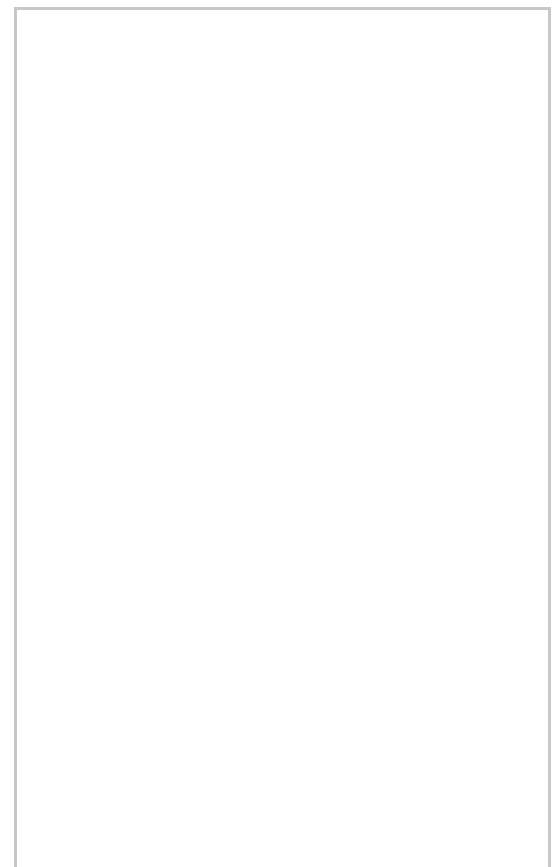
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

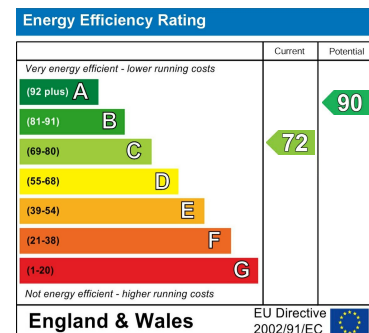
Area Map



Floor Plans



Energy Efficiency Graph



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