



Inglebys

Estate Agents



10 Hunley Avenue

Brotton, TS12 2PL

£110,000

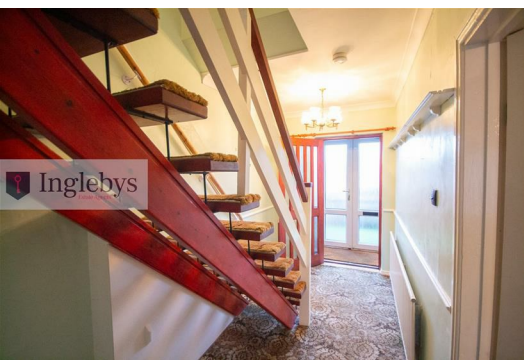


Nestled on the charming Hunley Avenue in Brotton, this house presents a remarkable opportunity for those with a vision for renovation. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking a comfortable living space. The extensive reception room offer ample room for relaxation and entertaining, providing a welcoming atmosphere for gatherings with friends and family.

While the house is currently in need of refurbishment, this presents a unique chance for buyers to personalise the space to their own tastes and preferences. The potential to transform this property into a stunning home is significant.

With local amenities and transport links nearby, this property not only offers a blank canvas for renovation but also the convenience of everyday living.

In summary, this house on Hunley Avenue is a promising investment for anyone looking to create their dream home through refurbishment. With its spacious layout and potential for transformation, it is an opportunity not to be missed.



Tenure: Freehold
 Council Tax: Redcar & Cleveland band C
 EPC Rating: D

Entrance Porch

uPVC Partially glazed door.
 Tile effect vinyl flooring.

Entrance Hallway 5'8" x 13'10" (1.75 x 4.24)

Partially glazed door.
 Radiator.
 Staircase rising to the first floor.

Lounge/Dining Room 26'0" x 10'5" (7.94 x 3.20)

Double glazed windows to the front and rear aspects.
 Gas fire with a stone surround.
 2x Radiators.

Kitchen 13'5" x 7'3" (4.1 x 2.22)

A range of fitted wall and base units with wood effect laminated roll top work surfaces.
 Indesit single oven.
 Fagor four burner gas hob.
 Integrated extractor hood.
 Stainless steel sink with mixer tap.
 Radiator.
 Partially glazed door to the Sun Room.
 Partially glazed door to the Garage.

Sun Room 15'1" x 5'4" (4.62 x 1.64)

Single glazed windows.
 Tile effect vinyl flooring.
 Partially glazed door to the rear garden.

First Floor Landing 6'11" x 10'3" (2.12 x 3.13)

Double glazed window to the side.
 Loft access hatch.

Bedroom One 12'2" x 9'8" (3.71 x 2.96)

Double glazed window to the front aspect.
 Radiator.

Bedroom Two 11'3" x 9'7" (3.44 x 2.94)

Double glazed window to the rear.
 Radiator.

Bedroom Three 6'11" x 6'8" (2.13 x 2.05)

Double glazed window to the front aspect.
 Radiator.

Shower Room 4'2" x 5'4" (1.29 x 1.64)

Double glazed frosted window to the rear aspect.
 A modern three piece bathroom suite comprising of a low level WC, pedestal sink unit inset into a vanity unit and a double shower enclosure with electric power shower.
 Cupboard housing a water tank.

Integral Garage 7'7" x 16'4" (2.32 x 5)

Partially glazed, frosted double doors.

Externally

The front garden is mainly laid to lawn with a paved driveway providing off street parking and access to the garage.
 The enclosed rear garden is a combination of lawn and gravel, with the addition of a 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.

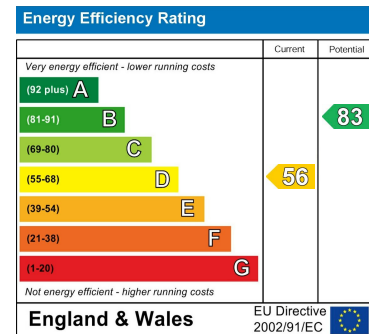
Area Map



Floor Plans



Energy Efficiency Graph



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