



Inglebys

Estate Agents



3 The Garth

Brotton, TS12 2PZ

£189,950



Beautifully presented throughout, this 3-bedroom semi-detached property offers front and rear gardens with a large shared driveway and garage, located in a cul-de-sac position with beautiful landscape views to the rear.



Located in a popular area of Brotton, close to all transport links, convenience stores and local schools, The Garth is a sought after location with the property itself presented in excellent condition throughout, benefiting from Gas Central Heating, double glazing, gardens to the front and rear as well as a shared driveway with parking for up to three cars, and garage, sweeping views from the rear all go a long way to enhancing this properties wow factor!

Tenure: Freehold

Council Tax Band: Band B

EPC Rating: D

Porch 5'5" x 8'10" (1.67m x 2.70m)

Laminated flooring with single radiator, uPVC front door and window.

Hallway

Laminated flooring with radiator, storage cupboard housing the electricity meter and fuse board, access to the staircase which leads to the first floor.

Dining Room 8'11" x 10'5" (2.72m x 3.19m)

Laminated flooring continues with radiator and window to the front aspect, open plan to the lounge.

Lounge 14'11" x 11'10" (4.56m x 3.63m)

With carpet to the floor radiator, fire surround and hearth with electric fire and uPVC window to the rear aspect.

Kitchen/Diner 16'5" x 11'1" (5.02m x 3.38m)

Laminated tile effect flooring, range of wall and base units with electric oven/hob, plumbing for washing machine and dishwasher, space for dryer, integrated fridge/freezer with window and patio doors leading to the garden room.

Garden Room 14'2" x 8'7" (4.32m x 2.63m)

Laid with carpet to the floor, 2 x velux windows and uPVC windows with door providing access to the rear garden.

Downstairs Bathroom 10'11" x 5'10" (3.34m x 1.80m)

With vinyl flooring there is a WC with vanity unit to the hand basin, shower cubicle, chrome heated towel rail and extractor fan

First Floor Landing

Carpet to the floor, loft hatch providing access to the loft area, access to all first floor rooms.

Bedroom One 12'7" x 11'11" (3.84m x 3.64m)

A double bedroom with carpet to the floor, tv point, window to the rear aspect with picturesque views and radiator

Bedroom Two 10'3" x 9'10" (3.13m x 3.00m)

Another double bedroom with carpet to the floor, range of fitted wardrobes, window to the front aspect and radiator.

Bedroom Three 10'2" 7'1" (3.10m 2.18m)

Laminated flooring with window and radiator.

Bathroom 10'5" x 25'6" (3.20m x 7.78m)

Vinyl flooring with electric over bath, toilet and basin, chrome heated towel rail, uPVC window with airing cupboard housing combination boiler.

Externally

FRONT.

A small garden to the front with shared driveway, parking for up to three cars which leads to a single garage.

REAR.

Garden laid with paving stones and establish hedges.

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.

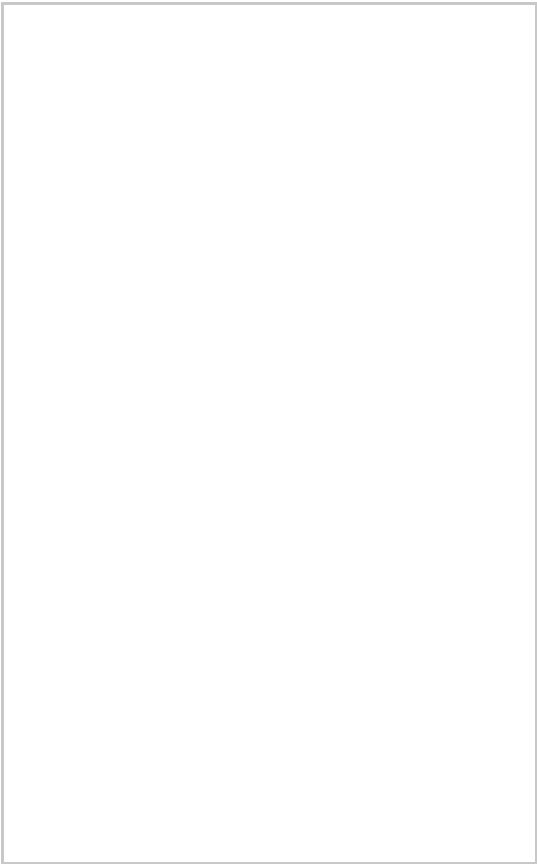
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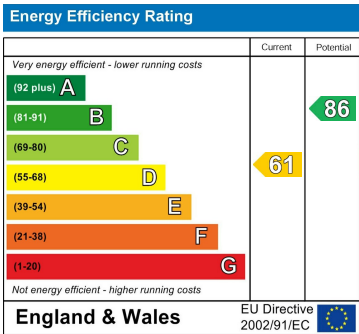
Area Map



Floor Plans



Energy Efficiency Graph



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