



Inglebys

Estate Agents



38 Canterbury Road

Brotton, TS12 2XG

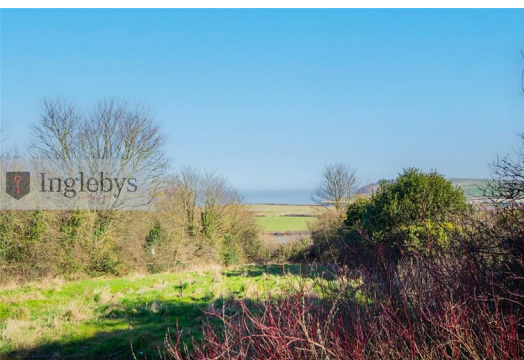
£249,500



With panoramic views over the North East coastline to the end of a cul-de-sac, this four bedroom detached property boasts fabulous views, a sweeping driveway with parking for multiple vehicles and double width garage, not too mention a rear garden, this really does provide exceptional value for money.

Benefiting from white uPVC double glazing throughout, conservatory to the rear with full roof looking out over the fields and cliffs, making this a useable room all year round, a gas combination boiler providing central heating and four bedrooms with two added receptions rooms making this an ideal family home for all to enjoy.

Don't miss out on the opportunity to view this fabulous detached family home, which offers so much potential!



Tenure: Freehold
Council Tax: Redcar & Cleveland Band C
EPC Rating: C

Front Porch

Finished in white uPVC double glazing and tiled floor with access to front door.

Hallway

A nice feel to the hallway with open staircase, wood effect laminated flooring, coving to ceiling and single radiator.

Lounge 23'5" x 10'7" (7.14m x 3.25m)

A large and airy living room with dining area to the rear, uPVC window to the front aspect and patio doors to the rear, the room benefits from 2 x double radiators, carpet to the floor and coving to ceiling, feature fire surround to the front living room area with hearth and inset gas fire.

Kitchen 12'5" x 12'9" (3.79m x 3.91m)

An L-shaped kitchen with wood effect vinyl flooring, a range of wall and base units finished with cream shaker style doors and drawer fronts, grey marble effect worktops and tiled splashbacks, white enamel sink/drainers with chrome mixer tap, plumbing for washing machine and dishwasher, slot in gas oven/hob with stainless steel splashback and hood. uPVC window to the rear aspect as well as wooden stable door providing access to the rear conservatory, a single radiator and under-stairs storage cupboard, double doors to the front sitting room.

Sitting Room 14'4" x 8'2" (4.38m x 2.49m)

A separate sitting room with access from the hallway and kitchen, there is carpet to the floor and coving to ceiling, double radiator and uPVC window to the front aspect.

Conservatory

A white uPVC conservatory with full roof making this a more than useful room the whole year round, overlooking the rear garden and views over the clifftops.

Downstairs WC

A white closet suite with window to the rear aspect.

First Floor

Bedroom One 16'9" red. to 10'0" x 12'8" (5.12m red. to 3.05m x 3.88m)

A spacious, principal bedroom, which is an L-shaped room with 2 x uPVC windows to the front aspect, 2 x double radiators and fitted wardrobes, carpet to the floor.

Bedroom Two 14'4" x 8'6" (4.39m x 2.60m)

Another double bedroom with carpet to the floor, single radiator and uPVC window to the front aspect.

Bedroom Three 10'5" x 10'0" (3.18m x 3.05m)

Again, another spacious bedroom, this time to the rear of the property with carpet to the floor, single radiator and uPVC window to the rear aspect.

Bedroom Four 6'6" x 3'3" (2.00m x 1.00m)

A single bedroom with carpet to the floor, single radiator and uPVC window to the rear aspect.

Bathroom 8'10" x 8'4" (2.71m x 2.55m)

Another L-shaped room with full white bathroom suite, separate shower enclosure and mixer shower, mosaic vinyl flooring, walls are part tiled/part clad, single radiator and uPVC window to the rear aspect.

External

Front.

A sweeping driveway finished in concrete, with double wrought iron gates providing access to the double garage with 'up n over' door. The front garden is tiered, with established borders and lawned areas, steps leading up to the front door. The garage offers excellent potential with electricity, lighting and water.

Rear.

Paved rear patio area with garden laid mainly to lawn and established borders. Steps to the side access of the garage.

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.

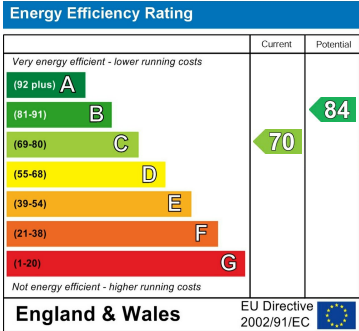
Area Map



Floor Plans



Energy Efficiency Graph



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.