



Inglebys

Estate Agents



12 Winchester Road

Brotton, TS12 2XD

£199,950



A much extended four bedroom, semi-detached family home in the sought after area of Winchester Road in Brotton, the property is very well presented throughout and benefits from four bedrooms, two bathrooms, lounge and snug to the rear without losing any rear garden.

The property benefits from gas central heating, double glazed doors and windows throughout with French doors opening onto the rear garden.

Location wise, the property is positioned in a peaceful cul-de-sac without passing traffic, close to bus routes, schools and local amenities, this property will make a perfect family home!

Only a short drive to the Victorian seaside town of Saltburn with its rail links, beach, promenade and various shops, restaurants and bars, the property offers excellent value for money.



Tenure: Freehold

Council Tax: Redcar & Cleveland, Band B.

EPC Rating: C.

Porch
A front porch with uPVC double glazed door and windows, opening to an additional front door to hallway.

Hallway
Wood effect laminated flooring with carpet to the staircase, single radiator.

Lounge 17'2" x 10'2" (5.24m x 3.10m)
A well proportioned front lounge with carpet to the floor and coving to ceiling, large uPVC bay window to the front aspect providing plenty of natural light to the room, wall mounted electric fire and double radiator.

Kitchen/Diner 23'1" x 8'9" (7.06m x 2.67m)
The kitchen has a range of wall and base units finished with high gloss doors and drawer fronts, woodblock effect worktops and tiled splashbacks, 1 1/2 bowl stainless steel sink/drainers with chrome mixer tap, stainless steel gas hob, electric oven and matching hood, integrated washing machine, coving to ceiling, French doors to the rear patio and garden, under-stairs cupboard, uPVC window to the rear aspect. Opening to the snug to the rear.

Snug 11'6" x 7'6" (3.52m x 2.31m)
Laminated flooring continues to this cosy snug, with uPVC window to the rear aspect, double radiator, access to the downstairs WC and internal door to the garage.

Downstairs WC
Flooring continues through, white toilet and basin.

First Floor

Bedroom One 19'9" x 8'2" (6.02m x 2.50m)
A well proportioned room with carpet to the floor, 2 x uPVC windows to the front and side aspect, double radiator and walk in wardrobe.

Shower Room 7'11" x 5'0" (2.42m x 1.53m)
With a double shower enclosure, mixer shower, white toilet and basin, clad walls, extractor fan and double radiator. There is tiled effect vinyl to the floor.

Bedroom Two 11'1" x 8'4" (3.39m x 2.56m)
Another double bedroom with carpet to the floor, fitted wardrobe, uPVC window to the front aspect and double radiator.

Bedroom Three 11'5" x 8'3" (3.48m x 2.54m)
Again, another double bedroom with carpet to the floor, uPVC window to the rear aspect and single radiator.

Bedroom Four 9'3" x 4'2" (2.82m x 1.28m)
Carpet to the floor, uPVC window to the front aspect and single radiator.

Bathroom 6'8" x 6'0" (2.04m x 1.85m)
Wood effect vinyl flooring, with white L-shaped bath suite, mixer shower over bath with glass screen, clad walls and ceiling with downlights, extractor fan, single radiator and uPVC window to the rear aspect.

External
Front.
A large driveway for between 2 to 3 cars, access to the single garage with roller shutter, lighting and electricity.

Rear.
Patio laid with Indian stone, a good sized rear garden laid mainly to lawn.

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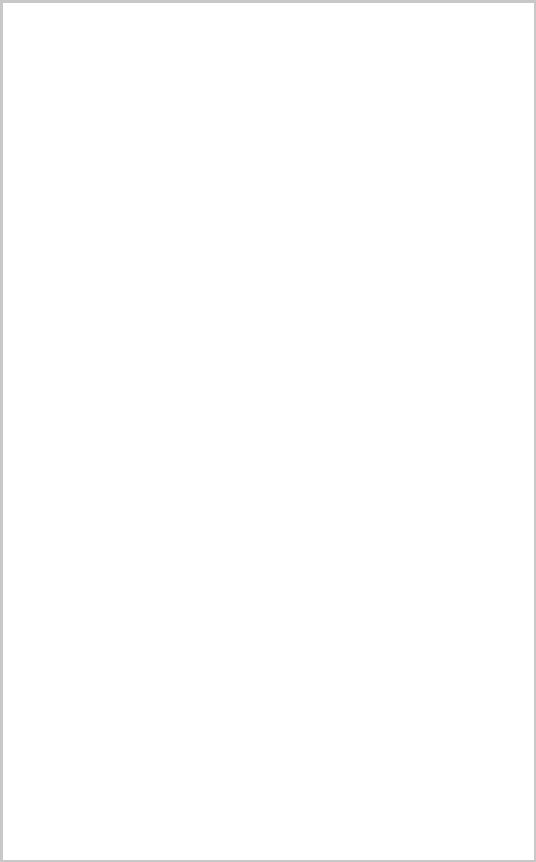
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Area Map



Floor Plans



Energy Efficiency Graph

