



Inglebys

Estate Agents



41 Cattersty Way

Brotton, TS12 2UH

£220,000



Situated in the picturesque cul-de-sac of Cattersty Way, with stunning views from the estate over the coastline & countryside, a beautifully presented 2-bedroom semi-detached bungalow with low-maintenance gardens & off-street parking for up to 4x cars.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-C.

EPC: D-Rating.

Entrance Hall 9'7" x 8'8" (max) (2.93m x 2.66m (max))
L-Shaped Entrance Hall. Composite UPVC double glazed door to the side elevation. Laminate flooring. Storage cupboard. Radiator.

Living Room 17'1" x 10'5" (5.23m x 3.19m)
Ornate fireplace with gas fire. Carpeted. Radiator. UPVC double glazed sliding doors open to the Conservatory.

Conservatory 10'9" x 9'7" (3.30m x 2.94m)
UPVC double glazed with door opening to the Rear Garden. Tiled floor.

Kitchen 12'11" x 8'7" (3.96m x 2.64m)
A range of wall, base & drawer units. Laminate worktops incorporating stainless steel circular sink & drainer with mixer tap. Tiled splash-backs. Integrated electric oven & hob. Extractor hood. Plumbing for washing machine. Wall-mounted combi-boiler. UPVC double glazed window to the rear aspect. Radiator.

Bedroom One 15'1" x 10'5" (4.61m x 3.19m)
Fitted wardrobes. UPVC double glazed bay window to the front aspect. Carpeted. Radiator.

Bedroom Two 8'9" x 8'8" (2.68m x 2.66m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

Shower Room 6'6" x 5'10" (2.00m x 1.79m)
Walk-in double shower cubicle. Pedestal hand basin. Low-level W/C. UPVC double glazed window to the side aspect. Chrome heated towel rail.

External

Front Elevation
Low-maintenance front garden area with decorative gravel & flowerbeds.

Side Elevation
Block-paved driveway leading to detached single garage with 'Up & Over' door, providing off-street parking for up to 4x cars in total. Secure gated access to the Rear Elevation.

Rear Elevation
Low-maintenance tiered private garden with decorative gravel and a variety of rockeries, flowerbeds, and paved 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.

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.

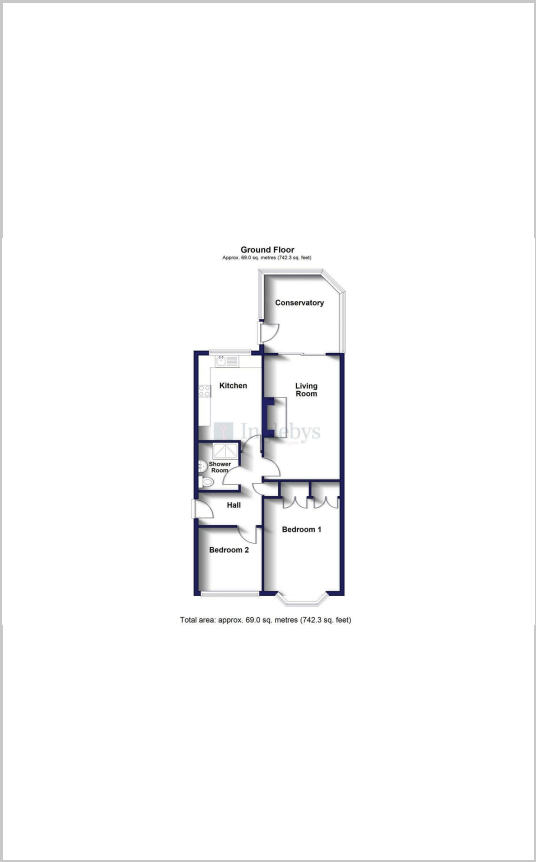
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Area Map



Floor Plans



Energy Efficiency Graph

