



# Inglebys

Estate Agents



## 14 Child Street

Brotton, TS12 2SU

**£475 Per Month**



A well presented two bedroom property, with an additional attic room.

Available immediately, call us today to arrange your viewing appointment.



Tenure: Freehold.

Council Tax Band: A

EPC Rating: D

**Entrance Hallway**

uPVC Entrance door.  
Staircase rising to the first floor.

**Lounge 10'5" x 12'9" (3.2 x 3.9)**

Double glazed window to the front aspect.  
TV point.  
Under-stair storage cupboard.

**Kitchen/Dining Room 11'10" x 9'11" (3.62 x 3.03)**

Double glazed window to the rear aspect.  
A range of fitted wall and base units with granite effect roll top work surfaces and matching breakfast bar.  
Stainless steel sink with mixer tap.  
Plumbing for a washing machine.  
Tiled splashbacks.  
Tile effect vinyl flooring.  
uPVC door opening to the rear garden.

**Bedroom One 12'5" x 13'3" (3.80 x 4.06)**

Double glazed window to the front aspect.  
Staircase to the attic room.

**Bedroom Two 8'11" x 7'0" (2.73 x 2.15)**

Double glazed window to the rear aspect.

**Attic Room 6'7" x 10'1" (2.01 x 3.09)**

Exposed wooden beams.

**Family Bathroom 6'2" x 6'3" (1.89 x 1.92)**

Double glazed, frosted window to the rear aspect.  
A modern, three piece bathroom suite comprising of a low level WC, pedestal sink unit and a panelled bath with electric shower over.  
Ceramic tiling to the walls.  
Tile effect vinyl flooring.

**External**

To the rear of the property is a decked patio with artificial grass.

Access to the rear alley is via an enclosed, lawned garden which is currently owned by Redcar and Cleveland Council.

**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.

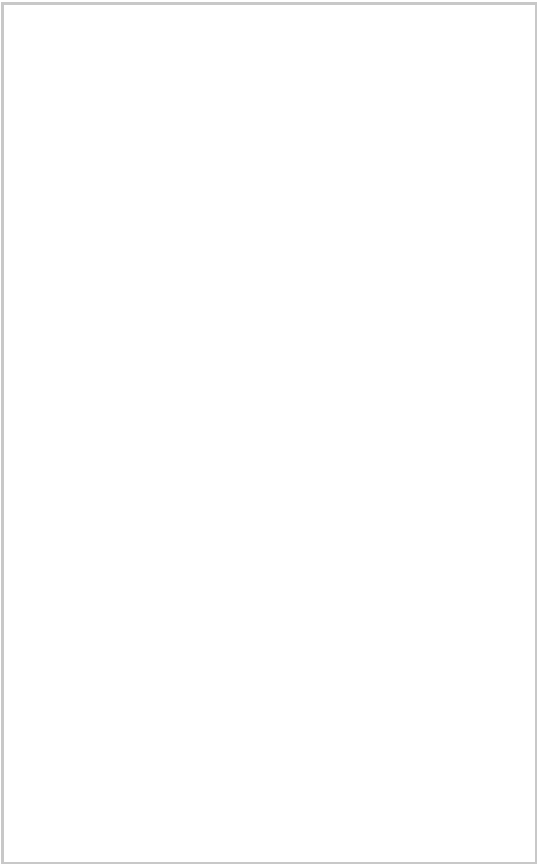
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

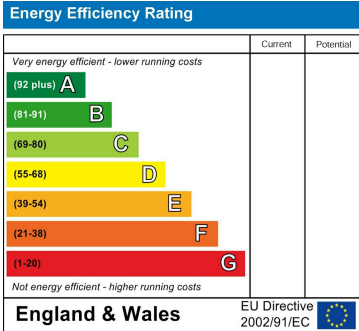
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.