



Inglebys

Estate Agents



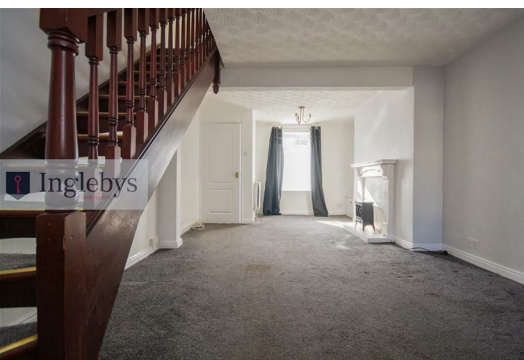
48 Errington Street

Brotton, TS12 2TA

£55,000



Offered for sale with no onward chain, a spacious 2-bedroom mid-terraced residence, close to local amenities & transport links.



Tenure: Freehold.

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

EPC Rating:

Entrance Vestibule

UPVC double glazed door to the front elevation.

Living Room / Dining Area 20'2" x 11'8" (6.16m x 3.57m)

UPVC double glazed windows to the front & rear aspects. Carpeted. Electric stove effect fire. 2x radiators. Stairs leading to the first floor.

Kitchen 11'6" x 6'11" (3.52m x 2.11m)

Range of wall, base & drawer units. Laminate worktops incorporating white enamel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Tiled floor. UPVC double glazed window to the side aspect. Tiled splashbacks.

Rear Lobby

Storage cupboard. Vinyl flooring. UPVC door to the yard.

Bathroom 6'1" x 5'8" (1.87m x 1.74m)

Panel bath with shower above. Pedestal hand basin. Low-level W/C. Tiled floor & walls. Radiator. UPVC double glazed window to the side aspect.

First Floor

Bedroom One 13'4" x 8'7" (4.08m x 2.64m)

UPVC double glazed window to the rear aspect. Storage over the stairs. Carpeted. Radiator.

Bedroom Two 11'6" x 6'7" (3.53m x 2.02m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

External

Rear Elevation

Enclosed yard with gated access to the alley.

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.

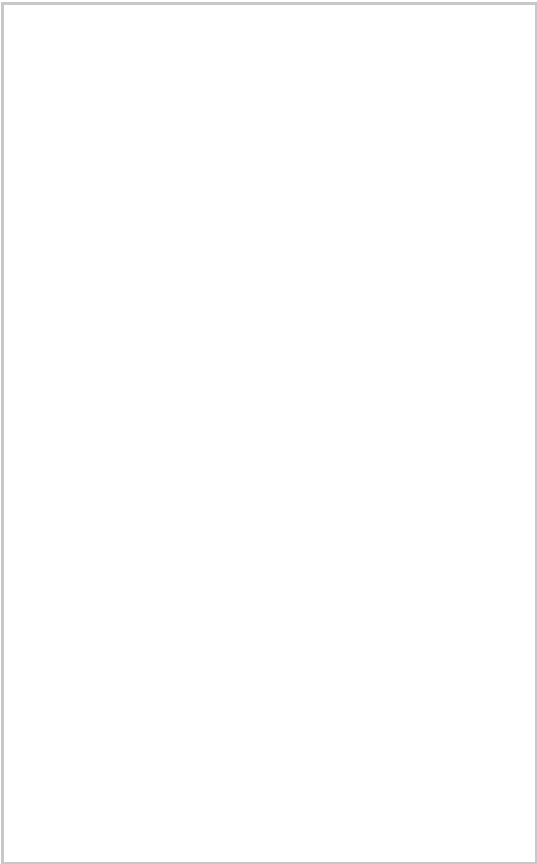
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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.

Area Map



Floor Plans



Energy Efficiency Graph

