Inglebys
Estate Agents

2 Broadbent Street

Brotton, TS12 2TF

Offers Around £55,000

3 0 1 E

Spanning an impressive 840 square feet, this home features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

With sweeping countryside views to the rear, new floor coverings in most rooms, double glazing throughout and gas central heating.

Call us today today to arrange your viewing appointment.

Tenure details - Freehold.

Council Tax Band - Band- A

EPC Rating - E

Entrance Porch

Living Room 12'0" x 15'11" (3.66 x 4.86)
Double glazed window to the front aspect.
Staircase rising to the first floor.
Laminate flooring.
Gas fire with a marble effect back and hearth and wooden surround.
Radiator.

Kitchen 13'2" x 9'4" reducing to 6'9" (4.03 x 2.85 reducing to 2.08)
Double glazed window to the rear aspect with views of the neighbouring countryside.
A range of fitted wall and base units with roll top work surfaces.
Spacious under-stair storage cupboard.
Door to the Bathroom.
Radiator.
uPVC door to the rear yard.

Ground Floor Bathroom 6'9" x 10'2" (2.07 x 3.11)
Two frosted, double glazed windows to the rear aspect.
A low level WC, pedestal wash hand basin and a panelled bath with shower over.
Extractor fan.
Ceramic tiled floor.
Radiator.

First Floor Landing
Skylight.
Storage cupboard.

Bedroom One 11'11" x 9'8" (3.65 x 2.96)
Double glazed window to the front aspect.
Radiator.

Bedroom Two 10'4" x 9'6" (3.15 x 2.91)
Double glazed window to the rear aspect with sweeping countryside views.
Radiator.

Bedroom Three 6'7" x 7'4" (2.01 x 2.24)
Double glazed window to the rear aspect with sweeping countryside views.
Radiator.

Rear Courtyard
To the rear of the property is an enclosed courtyard.

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.

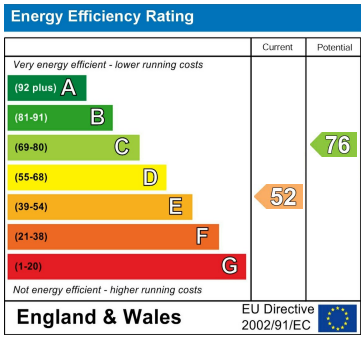
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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



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