



Inglebys

Estate Agents



4 The Forge

Brotton Saltburn-By-The-Sea, TS12 2QH

£235,000



Available with no onward chain, a spacious 4 bedroom detached property, located on a popular residential development in Brotton.



Close to all local amenities and transport links, this 4 bedroom detached residence with off street parking, integral garage and enclose rear garden should be viewed to appreciate it's potential.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band D
EPC Rating: C

Entrance Hall 12'5" x 12'5" (3.8m x 3.8m)

Living Room 19'0" x 12'7" (5.81m x 3.86m)
uPVC window to the front aspect, electric fire in feature surround, radiator, door to staircase, double doors to dining area

Kitchen/Diner 16'4" x 32'5" (4.99m x 9.9m)
uPVC doors to the rear garden from dining area, uPVC window to the rear aspect. range of wall base and drawer units, laminate effect work top, stainless steel sink and drainer with mixer tap, electric oven & gas hob, extractor fan, radiator

Utility 6'6" x 3'6" (1.99m x 1.07m)
Plumbing for washing machine under laminate work top, storage cupboard

WC 5'6" x 2'11" (1.68m x 0.89m)
Low Level WC, wash hand basin, uPVC window

First Floor

Bedroom One 12'7" x 9'5" (3.86m x 2.89m)
uPVC window to the front aspect, radiator

Family Bathroom 9'0" x 5'1" (2.76m x 1.57m)
uPVC window, part tiled, three piece white bathroom suite, radiator

Bedroom Two 12'4" x 9'10" (3.77m x 3.02m)
uPVC window to the rear aspect, fitted wardrobes access to en-suite shower room

En-suite 29'6" x 10'2" (9m x 3.1m)
Glazed shower cubicle, low level WC, pedestal wash hand basin uPVC window

Bedroom Three 9'3" x 8'3" (2.84m x 2.54m)
uPVC window to the front aspect, radiator

Bedroom Four 9'11" x 9'7" (3.04m x 2.93m)
uPVC window to the rear aspect, radiator

Externally

Front garden laid mainly to lawn with driveway, giving access to integral garage. Enclosed rear garden laid mainly to lawn

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

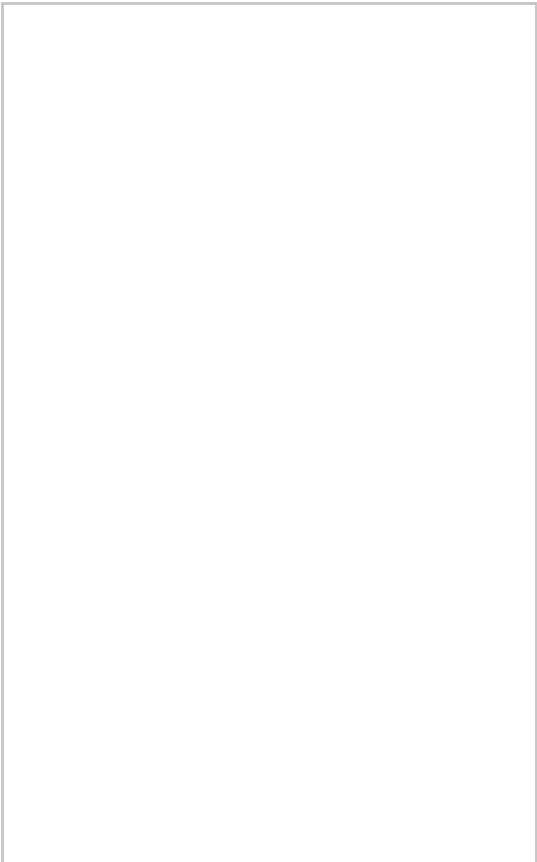
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

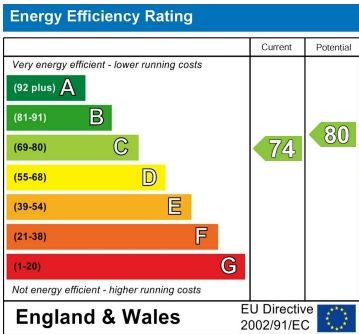
Area Map



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.