



Inglebys

Estate Agents



11 Park Road

Brotton, TS12 2TN

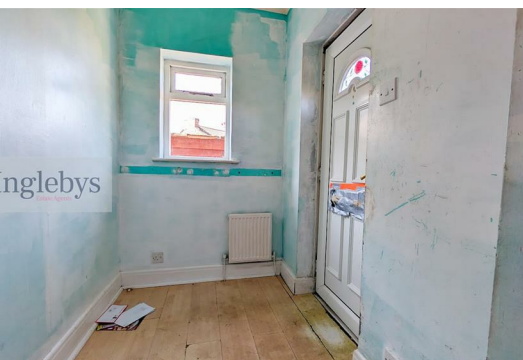
£100,000



Located on Park Road in Brotton, this spacious house presents an excellent opportunity for those looking to create their perfect home. Set on a generous corner plot, the property boasts an impressive layout with three spacious reception rooms.

While the house is in need of refurbishment, it offers a blank canvas for potential buyers to infuse their personal style.

With front and back gardens, off street parking and three double bedrooms. Call us today to arrange your viewing appointment.



Tenure: Freehold
Council Tax: Redcar & Cleveland Band B
EPC: D

Entrance Porch 5'3" x 6'0" (1.62 x 1.85)
Partially glazed uPVC entrance door.
Double glazed window to the side aspect.
Wood effect laminate flooring.

Entrance Hallway
Staircase to the first floor.

Living Room 10'11" x 14'7" (3.33 x 4.47)
Double glazed window to the front aspect.
Wooden fire surround with a tile effect back and hearth.

Dining Room 10'0" x 12'11" (3.07 x 3.95)
Double glazed patio doors, opening to the rear garden.

Reception Room 3 10'9" x 6'1" (3.29 x 1.86)
Double glazed window to the rear aspect.

Kitchen 9'5" x 6'9" (2.88 x 2.06)
Double glazed window to the side aspect.
A galley kitchen with a range of wall and base units and granite effect roll top work surfaces.
Range style cooker.
Stainless steel sink with mixer tap.
Wood effect laminate flooring.
Door to the rear porch.

Rear Porch
uPVC door to the rear external

Ground Floor WC 6'0" x 2'5" (1.85 x 0.75)

First Floor Landing
Double glazed window to the side aspect.

Bedroom One 9'8" x 15'0" (2.95 x 4.58)
Double glazed window to the front aspect.

Bedroom Two 11'11" x 10'5" (3.65 x 3.18)
Double glazed window to the front and side aspects.

Bedroom Three 10'0" x 12'11" (3.07 x 3.95)
Double glazed window to the rear aspect.

Family Bathroom 9'1" x 8'0" (2.78 x 2.45)
Double glazed window to the side aspect.
A white three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath.
Half tiled walls.
Wood effect laminate flooring.

Detached Garage
Brick built, up and over door.

External
The garden to the front is mainly laid to lawn with a concrete driveway providing off street parking for several vehicles and access to the garage.

The enclosed rear garden is mainly laid to lawn with a patio.

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.

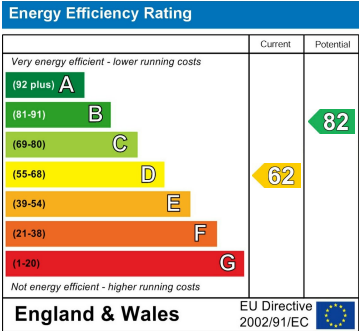
Area Map



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.

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