



# Inglebys

Estate Agents



## Skelton Road

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

**£215,000**



Located in the village of Brotton, this well-presented detached home offers spacious and versatile accommodation throughout. The property features four well-proportioned bedrooms, three bathrooms and two reception rooms, providing a practical layout with plenty of flexibility.

French doors from the reception room open onto an attractive rear garden. The accommodation is well balanced, with generous room sizes and a layout suited to a variety of needs. The property also benefits from solar panels, offering added energy efficiency.

Conveniently positioned close to local shops, schools and everyday amenities, the property is also just a short drive from the coast and the popular seaside town of Saltburn-by-the-Sea.

Offering generous living space, a private garden and a sought-after village location, this is a well-maintained home that is ready to move into. Call us today to arrange your viewing and avoid missing out on this fantastic family home.



Tenure: Freehold

Council Tax: Band B

EPC Rating: Awaiting EPC assessment

### Entrance Hall

Entered through a composite door. Stairs leading to the first floor. Laminate flooring. Built-in storage cupboard. Radiator.

### Dual Aspect Living Room 21'7" x 10'4" (6.58m x 3.16m)

uPVC double glazed bay window to the front aspect. Wall mounted contemporary electric fire with stone surround. uPVC French Doors leading to the rear garden. Carpeted. 2 x Radiators.

### Dining Room 10'7" x 10'4" (3.23m x 3.17m)

uPVC double glazed bay window to the front aspect. Radiator. Carpeted.

### Kitchen 10'5" x 9'10" (3.18m x 3.02m)

uPVC window to the rear aspect. The kitchen is fitted with a range of modern cream wall and base units, laminate work surfaces and integrated cooker with gas hob and electric oven. Inset stainless steel sink with drainer and mixer tap. Integrated fridge freezer. Tiled splashback. Laminate flooring.

### Utility Room 5'8" x 5'7" (1.74m x 1.72m)

uPVC half glazed door leading to the rear. Fitted base units. Laminate worktop. Plumbing provided for washing machine. Baxi boiler. Radiator. Laminate flooring. Door leading to Shower Room.

### Shower Room 5'8" x 4'5" (1.74m x 1.37m)

uPVC double glazed window. Low-level WC. Pedestal sink. Walk-in shower with glass enclosure. Radiator. Laminate flooring continued.

### First Floor

#### Bathroom 7'8" x 3'6" (2.35m x 1.07m)

uPVC double glazed window. Jacuzzi bath with integrated hydrotherapy jets. Overhead shower with glass screen. Low-level WC. Pedestal hand-basin. Laminate flooring.

#### Bedroom One 15'9" x 10'7" (4.81m x 3.24m)

uPVC double glazed window to the front aspect. Radiator. Carpeted. Door leading onto the En-Suite.

#### En-suite 4'7" x 4'5" (1.41m x 1.36m)

uPVC double glazed window. Walk-in shower with glass enclosure. Pedestal hand-basin. Low-level WC. Vinyl flooring.

#### Bedroom Two 10'7" x 10'5" (3.24m x 3.19m)

uPVC double glazed window to the rear. Shelving. Radiator. Carpeted.

#### Bedroom Three 13'11" x 8'11" (4.25m x 2.74m)

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

#### Bedroom Four 8'11" x 7'6" (2.74m x 2.29m)

uPVC double glazed window to the rear aspect. Radiator. Carpeted.

### Externally

#### Garage

The property benefits from a garage with an electric roller door and power, providing secure parking and useful storage space.

#### Rear Elevation

The attractive rear garden is laid mainly to lawn with a gravelled patio area and paved seating space. There are a range of shrubs and trees, along with an outside tap for convenience and easy access to the garage.

#### Front Elevation

The property benefits from an attractive paved driveway with ample parking space, shared access and a private garage to the side elevation.

#### 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.

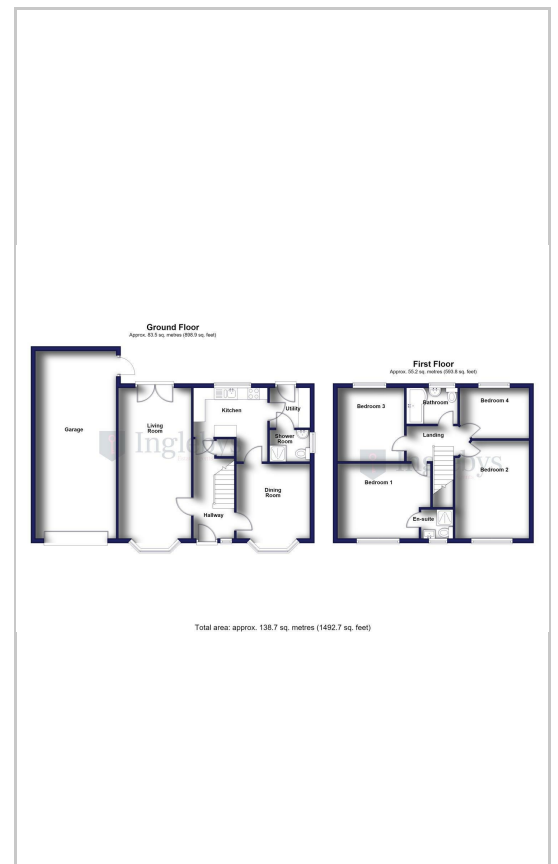
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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