



Inglebys

Estate Agents



Hall Cottage Broctune Gardens

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

£170,000



A delightful, 2 bedroom Grade II Listed Sandstone cottage, located on a private development in the heart of Brotton, with enclosed rear courtyard, and allocated parking.



Tenure: Freehold
 Council Tax: Redcar and Cleveland Band B
 EPC: Await EPC
 Charges for communal areas, Currently £100pa

Entrance Hall

Door to the front aspect, storage cupboard housing electric meter, stairs to the first floor, radiator

Living Room 15'10" x 11'2" (4.84m x 3.41m)

Wooden sash window to the front aspect, electric fire in feature surround, radiator

Kitchen 14'2" x 9'5" (4.32m x 2.88m)

Sash window to the rear aspect, range of fitted wall, base and drawer units, laminate work top, inset stainless steel sink and a half with drainer, mixer tap. Electric oven, gas hob, extractor, integrated fridge freezer, large understairs storage cupboard, radiator

Rear Hall

Door to rear courtyard

Cloakroom 6'5" x 3'6" (1.98m x 1.08m)

Sash window to the rear aspect, low level w.c, pedestal wash hand basin, radiator

First Floor

Bedroom One 15'0" x 11'5" (4.59m x 3.5m)

Sash window to the front aspect, built in wardrobe, radiator

Bedroom Two 10'6" x 8'0" (3.22m x 2.46m)

Sash window to the rear aspect, radiator

Family Bathroom 7'3" x 6'3" (2.21m x 1.91m)

White suite, curved panel bath with glazed screen, shower over, low level w.c, pedestal wash hand basin, chrome towel rail.

Externally

Allocated parking to the front of the property
 Enclosed courtyard garden to the rear

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.

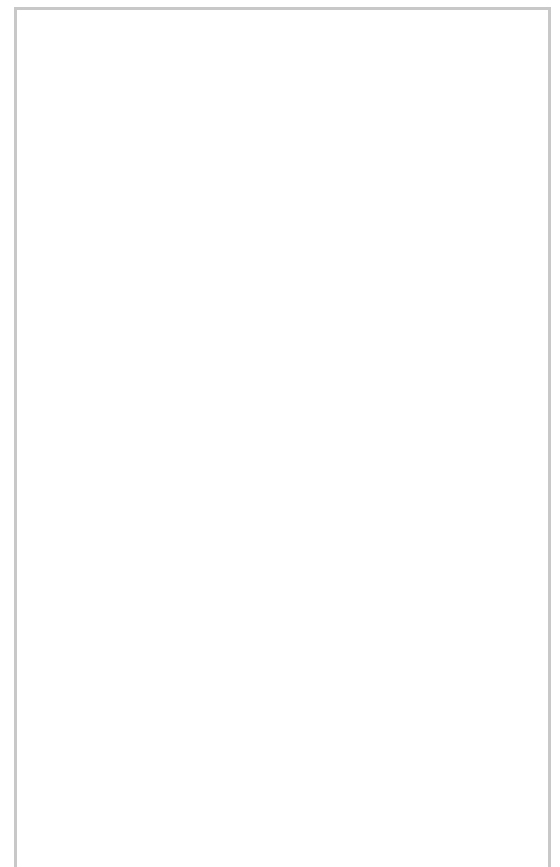
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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

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	