



Inglebys

Estate Agents



Brig-Y-Don Saltburn Road

Brotton, TS12 2PJ

£299,950

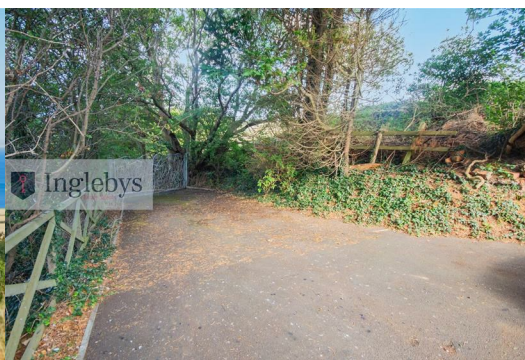


Situated on an elevated plot with his delightful and unique semi detached bungalow offers a perfect blend of comfort and stunning natural beauty. With a spacious reception room, this property provides ample space for relaxation and entertaining. The three well-appointed bedrooms and additional study are ideal for a small family or those seeking a peaceful retreat.

One of the standout features of this bungalow is its breath-taking views of both the sea and the surrounding countryside, which can be enjoyed from various vantage points throughout the home. The elevated plot enhances these views.

The property also boasts off-street parking for several vehicles, provided by a gated driveway.

Whether you are looking for a permanent residence or a holiday getaway, this bungalow on Saltburn Road presents an excellent opportunity to embrace a tranquil lifestyle in a picturesque setting. With its combination of comfortable living spaces and stunning vistas, this property is sure to appeal.



Entrance Porch 2'11" x 2'11" (0.91m x 0.91)
Double glazed door.

Entrance Hallway 2'11" x 12'11" (0.91 x 3.96)

Bedroom One 10'0" x 12'0" (3.05 x 3.66)
Double glazed, bow window to the front aspect.
Gas fed open fireplace.

Bedroom Two 10'0" x 12'0" (3.05 x 3.66)
Double glazed, bow window to the front aspect.

Living Room 12'0" x 14'0" (3.66 x 4.27)
Double glazed windows to the rear aspect.
Gas fire with a marble granite effect surround.
Double glazed patio doors, opening to the side garden/ patio area.

Study 12'0" x 6'11" (3.66 x 2.13)
Double glazed window to the rear aspect.
Staircase rising to the first floor.

Bedroom Three/ Attic Room
Velux window.
Built in storage.

Bathroom / WC
Double glazed, frosted window to the rear aspect.
A white, three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.
Fully tiled walls.
Tile effect vinyl flooring.

Kitchen 10'11" x 4'11" (3.35 x 1.52)
Double glazed widow to the rear aspect.
A range of fitted wall and base units with laminated roll top work surfaces.
Door to the Utility / Sun Room

Utility / Sun Room 6'11" x 12'0" (2.13 x 3.66)
Double glazed throughout.
Composite sink with mixer tap.
Plumbing for a washing machine.
Glazed uPVC door to the rear external.

External
The spacious rear garden is mainly laid to lawn with a selection of mature shrubs, trees and a wood built summerhouse and a shed.
The split level front garden is a selection of lawn and flowerbeds and leads down to the private, gated driveway.

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.

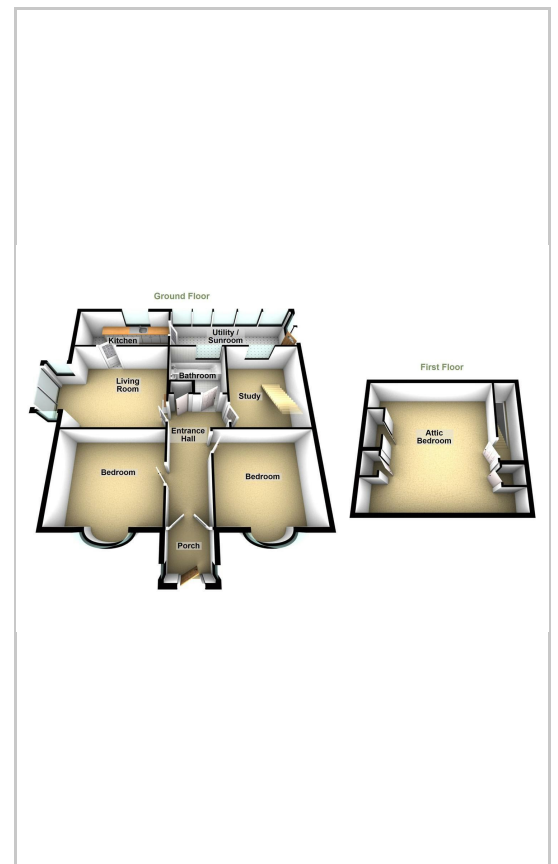
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

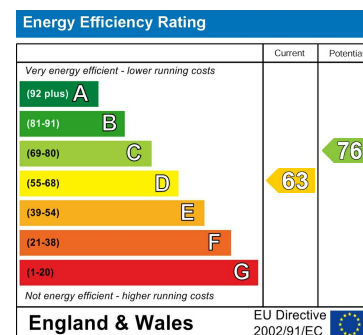
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.