



# Inglebys

Estate Agents



## 8 Hunley Avenue

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

**£165,000**



Located on a small cul-de sac close to the heart of Brotton, a three bedroom semi-detached residence, with off street parking, garage and enclosed rear garden.



Benefiting from new windows and doors throughout, this deceptively spacious property has been extensively renovated in recent years and offers a bright and airy living space for couples and small families alike. The ground floor offers open plan living, with a modern fitted kitchen, dining area and living room. uPVC doors give easy access to the enclosed rear garden.

To the first floor, the landing benefits from a window to the side aspect, family bathroom, two generous bedrooms and a third single room.

Externally, ample off street parking, and garage, and to the rear a private enclosed South Facing garden laid mainly to lawn, with greenhouse and storage shed.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band C

EPC Rating: Await EPC

**Entrance Hall 14'10" x 5'11" (4.54m x 1.82m)**

Composite door with glazed side panel, radiator, stairs rising to the first floor, storage cupboard

**Living Room 13'1" x 10'5" (3.99m x 3.18m)**

uPVC window to the front aspect, gas fire, radiator

**Dining/Kitchen 19'9" x 11'8" reducing to 9'1" (6.03m x 3.57m reducing to 2.78m)**

uPVC French doors to the rear garden open plan to kitchen area with a range of base units, laminate worktops inset stainless steel sink and a half with mixer tap, wall mounted Worcester combi boiler, 2 uPVC windows, one to the side aspect and one to the rear, uPVC door giving access to the side

**First Floor**

Landing area with uPVC window to the side aspect, loft hatch

**Bedroom One 14'9" x 9'11" (4.52m x 3.04m)**

uPVC window to the front aspect, radiator

**Bedroom Two 10'11" x 10'0" (3.34m x 3.05m)**

uPVC window to the rear aspect, radiator

**Bedroom Three 6'9" x 6'5" (2.06m x 1.96m)**

uPVC window to the front aspect, radiator

**Family Bathroom 6'4" x 5'5" (1.95m x 1.66m)**

Large walk in shower cubicle with glazed screen, low level w.c , wash hand basin in vanity unit. uPVC window to the rear, radiator

**Externally**

Garage with wooden doors

Off street parking

Enclosed rear garden laid mainly to lawn

**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.

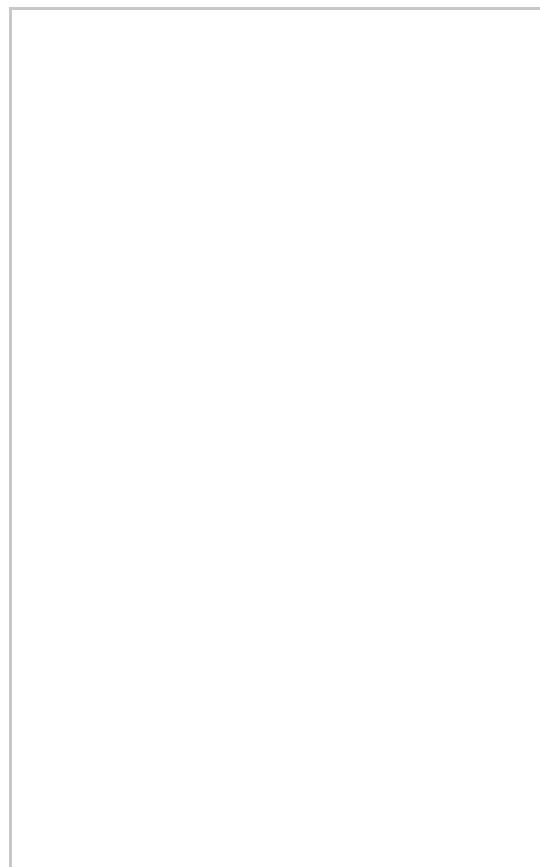
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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


**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

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