



Inglebys

Estate Agents



12 Park Terrace

Brotton, TS12 2TS

£97,500



An immaculately presented tastefully decorated 2 bedroom end terraced residence with the added benefit of an additional loft room. An ideal starter or family home ideally located for all local amenities and transport links.



Refurbished to a particularly high standard throughout, the property further benefits from an open-plan living and dining room, modern fitted kitchen with integrated appliances, enclosed rear yard with raised seating area. This property should be viewed to be fully appreciated.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band A
EPC Rating: Await New EPC, currently rated E.

Entrance Hall

uPVC double glazed door to the front aspect, radiator, stairs rising to the first floor

Living Roon 14'2" x 11'7" (4.34m x 3.54m)

uPVC double glazed bay window, wall mounted electric fire, wooden panelling, radiator, coving. Open archway to the dining area

Dining Room 11'7" x 11'4" (3.54m x 3.46m)

uPVC window to the rear aspect, radiator, wood panelling

Kitchen 11'5" x 11'4" (3.49m x 3.46m)

A range of wall, base and drawer units, laminate worktops incorporating a stainless steel sink and a half with mixer tap. Integrated electric oven, 4 ring gas hob, extractor hood. Tile splashbacks. Plumbing for washing machine and space for a free standing fridge/freezer. uPVC double glazed window to the side aspect, under stairs storage cupboard, access to rear lobby.

Rear Lobby

uPVC composite door leading to the rear yard

First Floor

Landing

Storage cupboard, stairs leading to second floor

Bedroom One 11'3" x 9'0" (3.44m x 2.75m)

uPVC double glazed window to the front aspect, radiator, fitted sliding door wardrobes

Bedroom Two 9'5" x 8'2" (2.89m x 2.49m)

uPVC window to the rear aspect, wood panelling, radiator

Family Bathroom 11'2" x 8'8" (3.41m x 2.66m)

Corner shower cubicle, corner bath with shower attachment, low-level w.c, pedestal wash hand basin, heated chrome towel rail. uPVC double glazed window to the rear aspect. Part tiled walls

Second Floor

Loft Room 13'5" x 10'11" (4.11m x 3.33m)

Velux window, eaves storage, radiator

Externally

An enclosed rear courtyard with steps leading up to the seating area. Outside storage

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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.

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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.

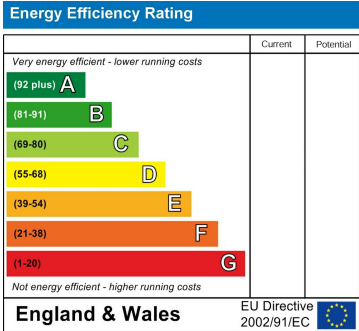
Area Map



Floor Plans



Energy Efficiency Graph



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