Inglebys
Estate Agents



8 Park Road

Brotton Brotton, TS12 2TN

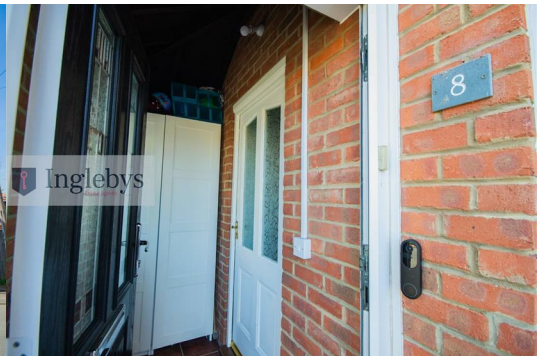
£140,000

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Located on Park Road in Brotton, this three-bedroom semi-detached house offers good-sized living space, a newly fitted kitchen diner and lovely views.
The ground floor has two spacious reception rooms, giving you plenty of room for a lounge, dining area or family space. The new kitchen diner is bright, modern and practical.
Upstairs, there are three comfortable bedrooms and a family bathroom. The main bedroom also benefits from its own shower cubicle, for added convenience.
Outside, the property has a garden, along with a cellar providing useful extra storage. There is also a garage and driveway with parking.
The views are a real feature of the property and can be enjoyed from several rooms and areas around the house. Brotton has local shops and amenities nearby, while Saltburn and the coast are just a short drive away.
A spacious family home with a modern kitchen, useful additional facilities, parking, outdoor space and some great views.







Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band - B

EPC Rating: C Rating

Entrance Porch
A brick-built entrance porch with a tiled floor and useful storage space.

Entrance Hall
Stairs to the first floor. Radiator. Laminate flooring.

Living Room 11'8" x 9'8" (3.58m x 2.95m)
uPVC double glazed window to the front aspect. Radiator. Lamiate flooring.

Kitchen & Diner 16'4" x 11'8" (4.98m x 3.58)
uPVC double glazed window to the rear aspect. A range of high gloss wall and base units. Composite sink with mixer tap. Induction hob and electric oven. Stainless steel hood. Integrated dishwasher. Plumbing available for washing machine. Laminate flooring.
Diner
Laminate flooring continued. uPVC French doors to the rear balcony. Radiator. LED downlights.

Landing
uPVC window to the side aspect. Loft Hatch - Boarded with pull down ladder.

Family Bathroom 7'11" x 6'2" (2.42m x 1.90m)
uPVC window. Three-piece white vanity suite comprising a modern washbasin with vanity unit and WC, complemented by an overhead shower. LED downlights. Wall mounted cabinet. Heated towel rail. Fully tiled. Vinyl flooring.

Bedroom One 11'9" x 9'6" (3.60m x 2.92m)
uPVC window to the rear aspect. Wood flooring. Radiator.

Shower Cubicle
Walk-in shower cubicle with folding doors.

Bedroom Two 11'9" x 9'7" (3.60m x 2.94m)
uPVC double glazed window to the front aspect. Wood flooring. Radiator.

Bedroom Three 8'3" x 6'3" (2.53m x 1.92m)
uPVC double glazed window to the front aspect. Wood flooring. Radiator. Storage cupbaord.

Externally
The rear garden is accessed via a metal staircase which features a narrow decked balcony. The garden has a laid lawn, fenced surround and paved area, with external access to the cellar and garage.

Garage
The garage benefits from electricity, a roller shutter door and convenient access directly from the rear garden.

Cellar
The cellar is accessed directly from the rear garden and provides useful additional storage space.

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.

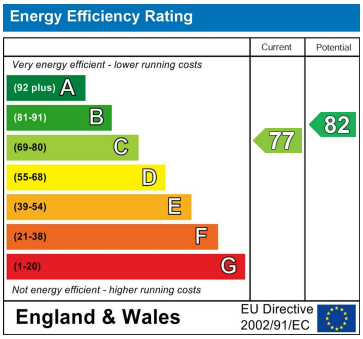
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans

Energy Efficiency Graph



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