Inglebys
Estate Agents



3 Coach Road

Brotton, TS12 2RA

£160,000

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An excellently proportioned, two double bedroomed, semi detached bungalow located at Coach Road in Brotton.

Perfectly suited for downsizers, first-time buyers, or those seeking accessible living, this charming semi-detached bungalow is suited to many situations. The property features a paved driveway that provides off street parking for several vehicles, a spacious living room, a well equipped kitchen, a brick built garage and a convenient wet room.

Presented to a high standard throughout with interest expected to be high. Call us today to arrange your viewing appointment.







Tenure Details: Freehold

Council Tax Band: B

EPC Rating: Awaiting assessment.

Entrance Hallway
Partially glazed uPVC entrance door.
Wooden flooring.

Living Room 21'9" x 11'8" (6.65 x 3.57)
Double glazed bow window to the front aspect.
Decorative, open chimney with an log burning effect electric fire, tiled hearth and oak mantle.
Wooden flooring.
Integrated shelving.
Frosted window to the Kitchen/Dining Room
Double glazed French doors with frosted glass, opening to the Kichen/Dining Room

Kitchen/Dining Room 14'1" x 8'5" (4.31 x 2.57)
Double glazed windows to the rear and side aspects.
A selection on wall and base units with granite effect roll top work surfaces.
Stainless steel sink and drainer with mixer tap.
Tiled splashbacks.
granite effect vinyl flooring,
Inset spotlights.
Partially glazed uPVC door, opening to the rear garden.

Bedroom One 11'9" x 7'10" (3.6 x 2.4)
Double glazed bow window to the front aspect.
Built in wardrobes with mirrored, sliding doors.
Wood effect laminate flooring.

Bedroom Two 11'6" x 8'11" (3.52 x 2.72)
Double glazed window to the rear aspect.

Wet Room 6'11" x 4'10" (2.12 x 1.49)
Double glazed, frosted window to the rear aspect.
Low level WC,
Pedestal wash basin.
Tile effect panelled walls.
Non-slip wet room flooring with drainage.

Garage
Brick built with an up and over door.
Plumbing for a washing machine.

External
To the front of the property is a paved driveway providing off street parking for several vehicles and a low maintenance, gravelled garden with a mature beech tree.

The enclosed and private rear garden is mainly laid to lawn with a patio area, bordered by a selection of mature shrubs, bushes and trees.

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.

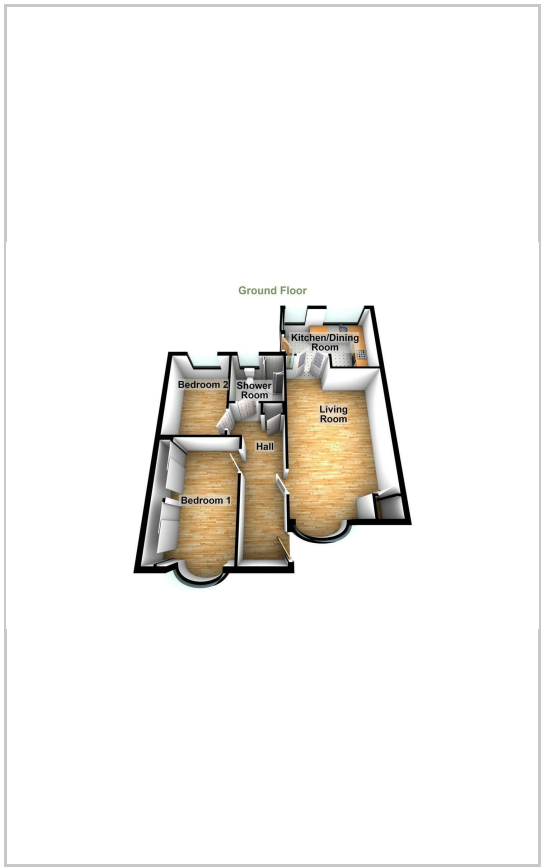
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

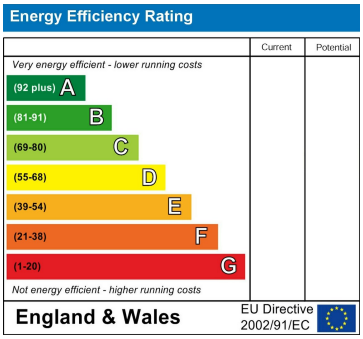
Area Map



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

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