



# Inglebys

Estate Agents



## 43 Gladstone Street

Brotton Brotton, TS12 2TU

**£65,000**



Available with immediate vacant possession, competitively priced to encourage a quick sale. A two bedroom mid terraced residence, offering excellent value for money as either a first time buy or investment opportunity.



Tenure: Freehold  
Council Tax: Redcar & Cleveland, Band A  
EPC Rating: D

### Entrance Hall

uPVC door, stairs to the first floor, radiator

### Living Room 13'2" x 10'11" (4.02m x 3.33m)

uPVC bay window to front aspect, electric fire in feature surround, radiator

### Dining Room 14'7" x 10'2" (4.46m x 3.12m)

Open plan to the kitchen, range of base and wall units, laminate work top, electric oven and hob.

### Kitchen 8'5" x 4'8" (2.57m x 1.43m)

uPVC window, uPVC door to the rear yard. Range of wall base and drawer units, laminate work tops, inset sink with mixer tap, uPVC window to the rear aspect, uPVC door to the rear yard, radiator

### Bathroom 6'10" x 4'4" (2.1m x 1.34m)

uPVC window to the side aspect, white bathroom suite with panel bath low level w.c, pedestal wash handbasin, chrome towel rail.

### Bedroom One 14'8" x 9'6" (4.49m x 2.9m)

uPVC window to the front aspect, radiator

### Bedroom Two 12'6" x 7'7" (3.83m x 2.33m)

uPVC window to the rear aspect, built in storage with wall mounted Ideal boiler, radiator

### Externally

Enclosed rear yard, with storage shed

### 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.

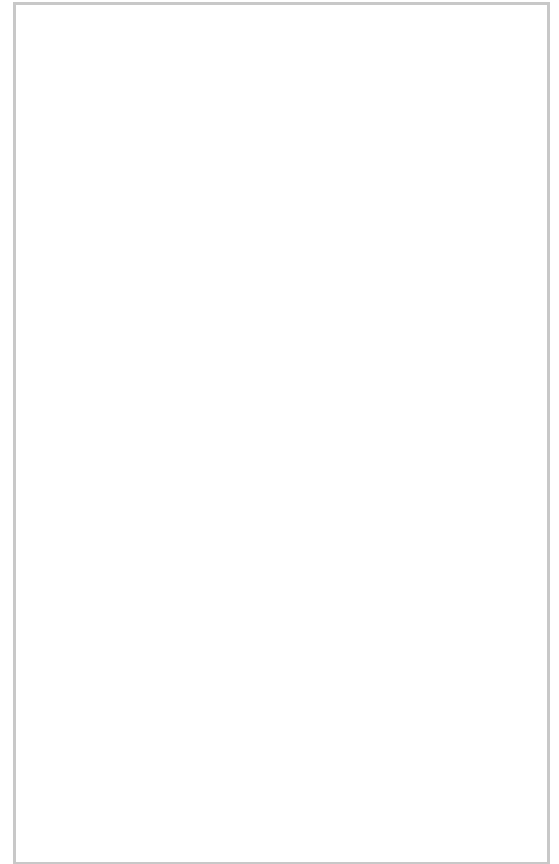
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

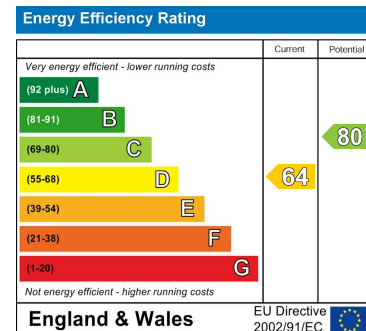
## Area Map



## 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.

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