



Inglebys

Estate Agents



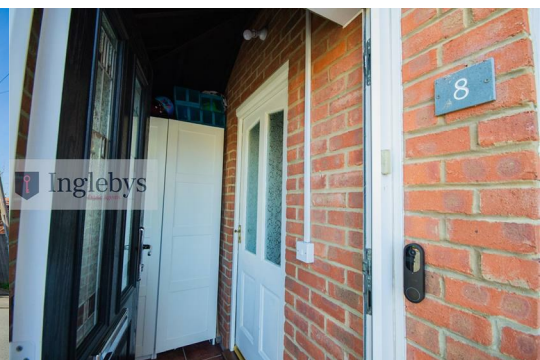
8 Park Road

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

£140,000



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: Awaiting Certificate.

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. Laminate 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 cupboard.

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.

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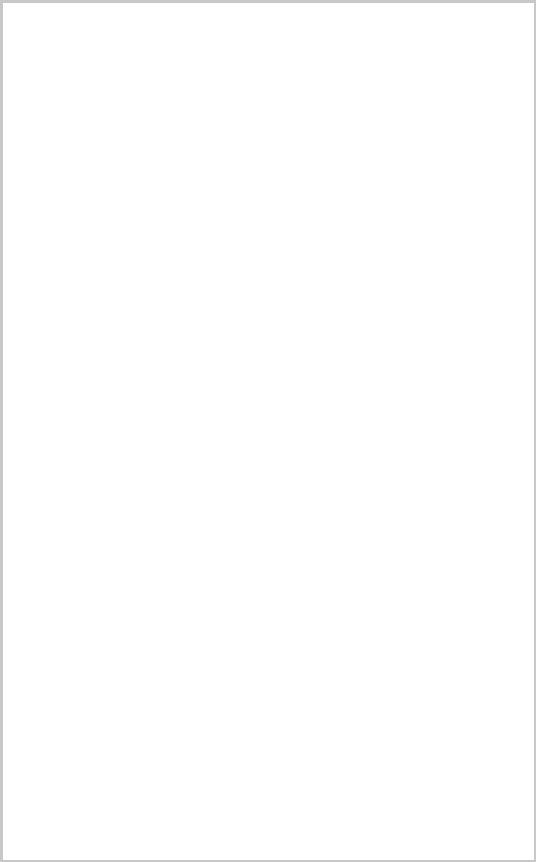
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Area Map



Floor Plans



Energy Efficiency Graph

