



# Inglebys

Estate Agents



## 38 Linden Road

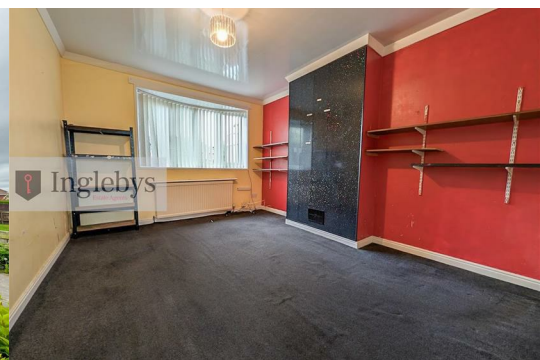
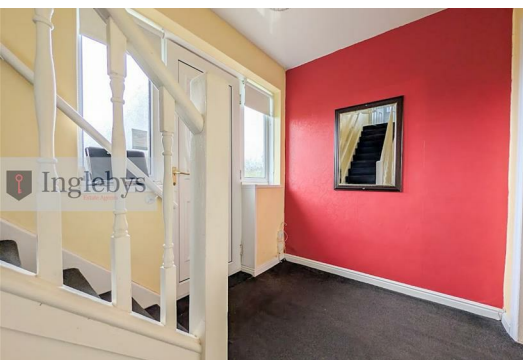
Brotton, TS12 2SH

**£140,000**



Located on a spacious corner plot at the end of Linden Road, Brotton, is this spacious family home with wrap around gardens and off street parking.

This house on Linden Road is perfect for those looking to create their ideal family home. With the potential for personalisation, it offers a blank canvas for you to design a space that reflects your style and needs. With local amenities, schools, and transport links within easy reach.



Tenure: Freehold

Council Tax: Redcar & Cleveland, Band A

EPC Rating: Awaiting assessment

**Entrance Hallway 6'1" x 11'3" (1.85m x 3.43m)**

Partially glazed entrance door.  
Doors to the Living Room and Kitchen.  
Staircase rising to the first floor.  
Radiator.

**Living Room 13'0" x 10'4" (3.96m x 3.15m)**

Double glazed window to the rear aspect.  
Radiator.

**Dining Room 13'0" x 11'10" (3.96m x 3.61m)**

Double glazed French doors, opening to the Conservatory.  
Radiator.

**Kitchen 6'2" x 11'0" (1.88m x 3.35m)**

Double glazed window to the front aspect.  
Radiator.  
A range of fitted wall and base units with marble effect roll top work surfaces.  
Stainless steel sink with mixer tap.  
uPVC cladded walls.  
Tile effect vinyl flooring.  
Integrated electric oven with matching ceramic hob.

**Conservatory 8'7" x 8'2" (2.62m x 2.49m)**

Double glazed windows to all aspects.  
Integrated electric fan heater.  
Double doors opening to the rear garden.

**Inner Hallway**

Doors to the front and rear aspects.  
Door to the Ground Floor Wet Room.

**Ground Floor Wet Room 11'2" x 11'10" (3.40m x 3.61m)**

Double glazed window to the side aspect.  
Low level WC.  
Pedestal wash hand basin.  
Panelled bath with shower attachment.  
uPVC cladded walls.

**First Floor Landing 8'0" x 9'0" (2.44m x 2.74m)**

Double glazed window to the front aspect.

**Bedroom One 11'6" x 12'2" (3.51m x 3.71m)**

Double glazed window to the rear aspect.  
Integrated storage.

**Bedroom Two 11'6" x 9'1" (3.51m x 2.77m)**

Double glazed window to the rear aspect.  
Integrated storage cupboard.

**Bedroom Three 8'1" x 7'6" (2.46m x 2.29m)**

Double glazed window to the front aspect.

**First Floor Bathroom 7'11" x 5'5" (2.41m x 1.65m)**

Two double glazed windows to the side aspect.  
Low level WC.  
Pedestal wash hand basin.  
Panelled bath with shower over.  
Stainless steel heated towel rail.  
Tile effect vinyl flooring.  
uPVC cladded walls.

**External**

Situated on a spacious corner plot with spacious gardens to the front and side of the property, a rear courtyard and barbecue area and off street parking for several vehicles.

**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.

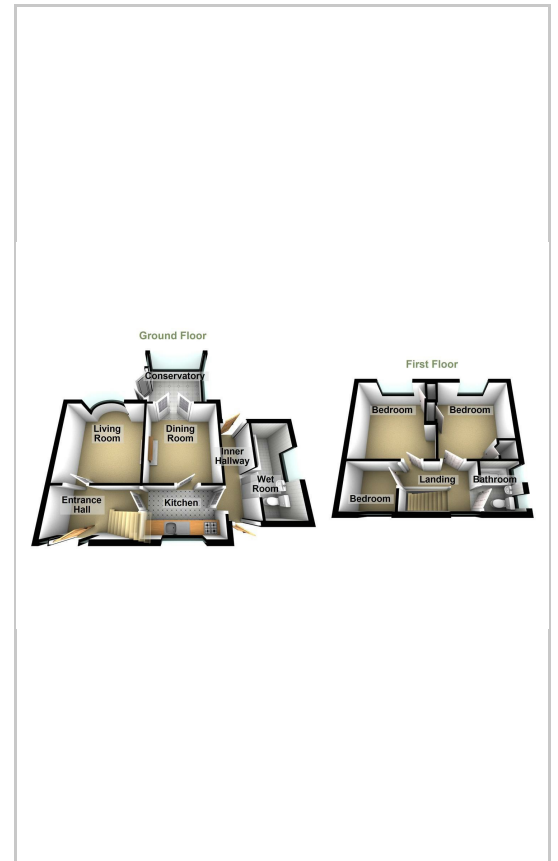
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	