



Inglebys

Estate Agents



38 Linden Road

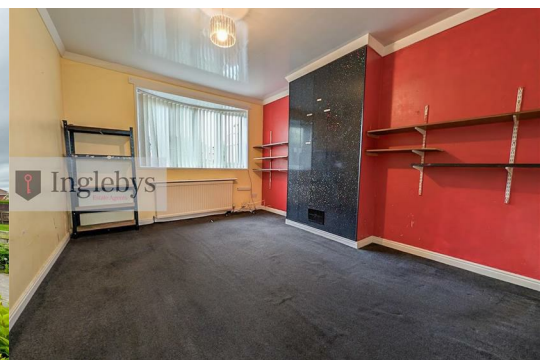
Brotton, TS12 2SH

£130,000



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

Etrance 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
Situating 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.

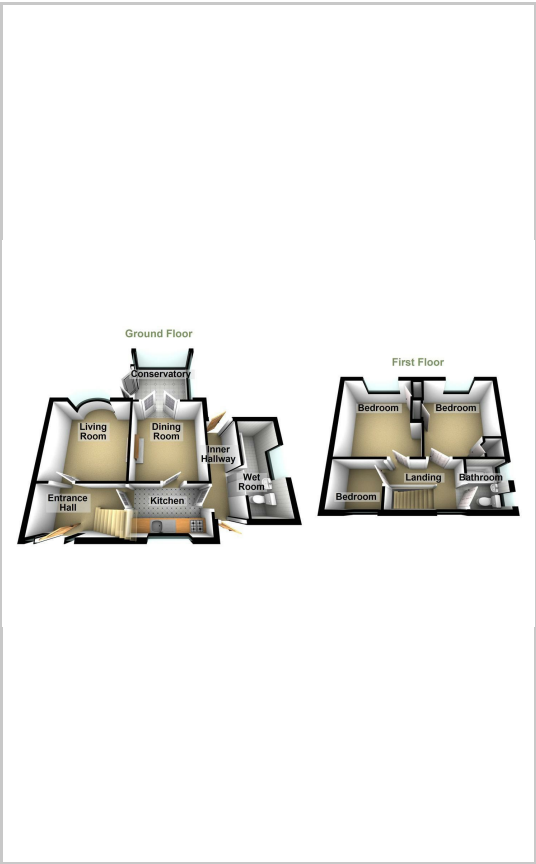
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

Area Map



Floor Plans



Energy Efficiency Graph

