



Inglebys

Estate Agents



Hall Cottage Broctune Gardens

Brotton, TS12 2GF

£159,950



A delightful, 2 bedroom Grade II Listed Sandstone cottage, located on a private development in the heart of Brotton, with enclosed rear courtyard, and allocated parking.



Tenure: Freehold
Council Tax: Redcar and Cleveland Band B
EPC: D Rating
Charges for communal areas, Currently £100pa

Entrance Hall

Door to the front aspect, storage cupboard housing electric meter, stairs to the first floor, radiator

Living Room 15'10" x 11'2" (4.84m x 3.41m)

Wooden sash window to the front aspect, electric fire in feature surround, radiator

Kitchen 14'2" x 9'5" (4.32m x 2.88m)

Sash window to the rear aspect, range of fitted wall, base and drawer units, laminate work top, inset stainless steel sink and a half with drainer, mixer tap. Electric oven, gas hob, extractor, integrated fridge freezer, large understairs storage cupboard, radiator

Rear Hall

Door to rear courtyard

Cloakroom 6'5" x 3'6" (1.98m x 1.08m)

Sash window to the rear aspect, low level w.c, pedestal wash hand basin, radiator

First Floor

Bedroom One 15'0" x 11'5" (4.59m x 3.5m)

Sash window to the front aspect, built in wardrobe, radiator

Bedroom Two 10'6" x 8'0" (3.22m x 2.46m)

Sash window to the rear aspect, radiator

Family Bathroom 7'3" x 6'3" (2.21m x 1.91m)

White suite, curved panel bath with glazed screen, shower over, low level w.c, pedestal wash hand basin, chrome towel rail.

Externally

Allocated parking to the front of the property
Enclosed courtyard garden to the rear

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

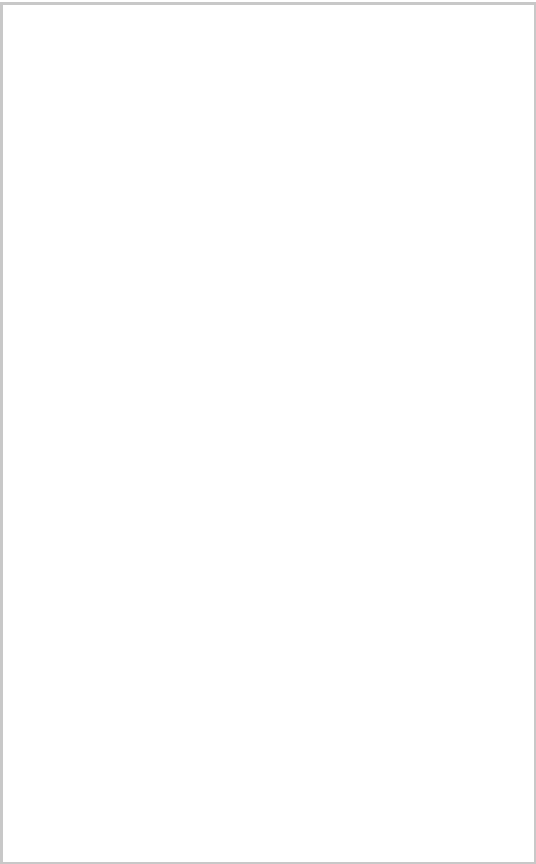
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

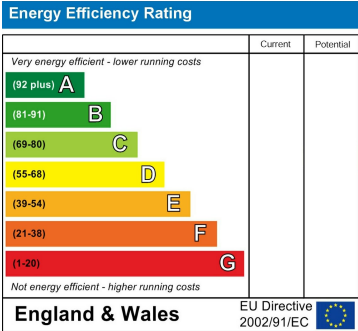
Area Map



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.