Inglebys
Estate Agents



52 Foster Street

Brotton, TS12 2TP

£60,000

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A three-bedroom mid-terraced residence offered for sale with vacant possession and no onward chain. The property would benefit from further refurbishment and modernisation, whilst having already undergone some recent renovations and home improvements. Offering excellent potential to further enhance and personalise the accommodation to suit individual requirements.







Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: C.

Entrance Hall
UPVC door to the front elevation. Stairs leading to the first floor. Carpeted.

Living Room 12'7" x 10'2" (3.85m x 3.11m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

Dining Room 11'5" x 10'10" (3.49m x 3.32m)
UPVC double glazed window to the rear aspect. Storage cupboards. Carpeted.

Kitchen 9'5" x 6'3" (2.89m x 1.93m)
A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer. UPVC double glazed window to the side aspect & door to the yard. Under-stairs storage. Vinyl flooring.

Bathroom 5'10" x 5'8" (1.79m x 1.74m)
Panel bath with shower above. Pedestal hand basin. Low-level W/C. UPVC double glazed window to the side aspect.

First Floor

Landing
UPVC double glazed window to the rear aspect. Carpeted.

Bedroom One 11'5" x 9'3" (3.49m x 2.82m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Two 10'2" x 8'11" (3.11m x 2.73m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Three 5'10" x 5'8" (1.79m x 1.74m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

External

Rear Elevation
Enclosed yard.

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.

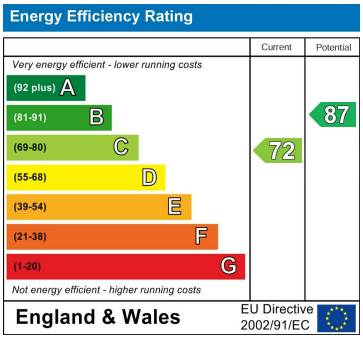
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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.

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