Inglebys
Estate Agents



3 Grangefields

Brotton, TS12 2RR

£115,000

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Located on a quiet street with no through road is this deceptively spacious, two bedroom semi detached house on Grangefields, Brotton.

With off street parking, gardens to the front and rear and two double bedrooms.

Ideally positioned, close to local shops, schools and a short commuting distance to Saltburn beach.







Tenure: Freehold
Council Tax: Redcar & Cleveland Band A
EPC: C

Entrance Porch 3'6" x 4'1" (1.07 x 1.26)
Partially glazed uPVC entrance door.
Double glazed window to the front aspect.
Door to the Living Room.

Living Room 12'7" x 10'6" (3.84 x 3.21)
Double glazed window to the front aspect.
Feature window to the Kitchen.
Wood effect laminate flooring.
Staircase to the first floor.

Kitchen/Dining Room 10'6" x7'7" (3.21 x2.32)
Double glazed patio doors, opening to the rear garden.
A selection of fitted wall and base units with laminated roll top work surfaces .
Stainless steel sink with dual taps.
Storage shelves.

First Floor Landing

Bedroom One 10'6" x 11'5" (3.22 x 3.49)
Double glazed window to front aspect.
Spacious storage cupboard housing a combination boiler.

Bedroom Two 9'0" x 6'9" (2.75 x 2.07)
Double glazed window to the rear aspect.

Bathroom/WC 6'5" x 5'6" (1.98 x 1.70)
A three piece bathroom suite, in cream, comprising of a low level WC, pedestal wash hand basin and a panelled bath with an electric shower over.
Double glazed, frosted window to the rear aspect.
Wood effect laminate flooring.
Half tiled walls.

External
To the front of the property is a paved driveway providing off street parking for one vehicle.

The enclosed rear garden is mainly laid to lawn.

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.

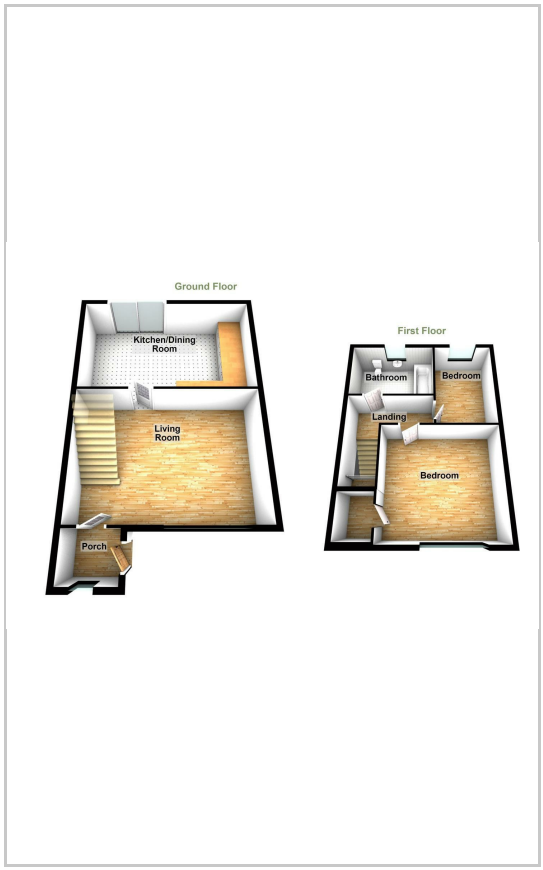
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

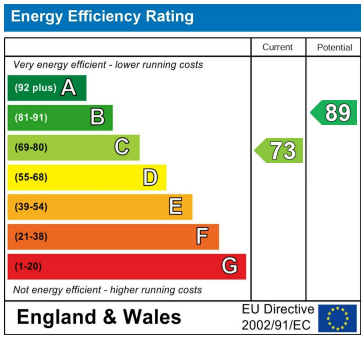
Area Map



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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