



# Inglebys

Estate Agents



## 136 Marshall Drive

Brotton Saltburn-By-The-Sea, TS12 2UW

**£187,500**



This delightful three bedroom, semi-detached house on Marshall Drive has been renovated throughout to a high standard and is ideal for growing families who are looking for extra space and a home that is in truly 'just move in' condition.

The property features modern kitchen and bathroom suites, a spacious lounge, front and back gardens, off street parking and a garage.

This home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The nearby coastal towns of Saltburn and Skinningrove offer stunning beaches and scenic walks.



Tenure: Freehold  
 Council Tax: Redcar & Cleveland, Band C  
 EPC Rating: D

**Entrance Porch 5'0" x 2'5" (1.54 x 0.75)**

Double glazed windows.  
 Partially glazed, composite entrance door.  
 Tiled flooring.

**Entrance Hallway 11'0" x 6'3" (3.37 x 1.91)**

Glazed entrance door.  
 Ceramic tiled flooring.  
 Under-stair storage cupboard.  
 Staircase rising to the first floor.

**Living Room 11'6" x 11'4" (3.53 x 3.46)**

Double glazed, bay window to the front aspect.  
 Media wall with an integrated fire and space for a TV.  
 Door to the Kitchen/Dining Room.

**Open Plan Kitchen/Dining Room 19'1" x 10'9" (5.84 x 3.29)**

Double glazed window to the rear aspect.  
 Modern wall and base units finished in high gloss white, with marble effect toll top work surfaces and a matching central island with breakfast bar.  
 Integrated appliances including a single electric oven, five burner gas hob and a washing machine.  
 Wood effect LVT flooring.  
 Composite sink and mixer tap with spray attachment.  
 Inset spotlights to the ceiling.  
 Partially glazed uPVC door, opening to the side.  
 Double glazed bifold doors, opening to the rear garden.

**First Floor Landing**

Double glazed window to the side aspect.

**Family Bathroom 8'2" x 5'4" (2.5 x 1.64)**

Double glazed, frosted window to the rear aspect.  
 A modern, four piece bathroom suite comprising of a low level WC, a wash hand basin inset into a vanity unit, a standalone bath with dual taps and a walk in shower cubicle.  
 Fully tiled walls and flooring.

**Bedroom One 12'7" x 11'3" (3.84 x 3.43)**

Double glazed window to the rear aspect.  
 Built in wardrobes.  
 Panelled walls.

**Bedroom Two 10'9" x 9'10" (3.3 x 3.01)**

Double glazed window to the front aspect.  
 Built in wardrobes.

**Bedroom Three 6'4" x 9'1" (1.95 x 2.78)**

Double glazed window to the front aspect.  
 built in storage cupboard.

**Detached Garage**

Detached, brick built garage with electric roller door, power and light.

**External**

To the front of the property is an lawned garden and a paved driveway, providing off street parking for two vehicles.

The enclosed rear garden is mainly laid to lawn with a paved patio area and a decked barbecue area with a wooden pergola.

**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**

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	

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