



# Inglebys

Estate Agents



## 31 Coach Road

Brotton, TS12 2RB

**£135,000**



A delightful, three bedroom semi-detached house on Coach Road, Brotton, located close to schools and other amenities. In need of some degree of modernisation and upgrading, offering an excellent opportunity to create a wonderful family home to your individual specification.

With two spacious reception rooms, three bedrooms, front and back gardens and off street parking provided by a driveway and garage.

Whether you are a first-time buyer or seeking a family home, this property is sure to impress with its charm and practicality.





Tenure Details: Freehold

Council Tax Band: B

EPC Rating: Awaiting assessment

Entrance Hallway

Partially glazed entrance door.  
Wall mounted electric heater.  
Spacious under-stair storage cupboard that could be used to create a WC.  
Staircase to the first floor.

Living Room 11'1" x 13'6" (3.38 x 4.13)

Double glazed bay window to the front aspect.  
Electric fire.  
Wall mounted electric heater.

Dining Room 9'10" x 9'10" (3 x 3.02)

Double glazed window to the rear aspect.  
Electric fire with tiled surround.  
Wall mounted electric heater.

Kitchen 12'4" x 5'8" (3.77 x 1.73)

Double glazed window to the rear aspect.  
A range of fitted wall and base units with marble effect roll top work surfaces.  
Tile effect vinyl flooring.  
Fully tiled walls.  
Double glazed, uPVC door to the rear garden.

First Floor Landing

Double glazed window to the side aspect.

Bedroom One 13'3" x 9'10" (4.05 x 3.02)

Double glazed bay window to the front aspect.  
Wall mounted electric heater.

Bedroom Two

Double glazed window to the rear aspect.  
Wall mounted electric heater.

Bedroom Three 5'11" x 7'10" (1.82 x 2.41)

Double glazed window to the front aspect.  
Wall mounted electric heater.

Family Bathroom 5'8" x 5'8" (1.75 x 1.73)

Double glazed, frosted window to the rear aspect.  
A cream, three piece bathroom suite comprising of a low level WC, pedestal wash basin and panelled bath with shower over.  
Fully tiled walls.

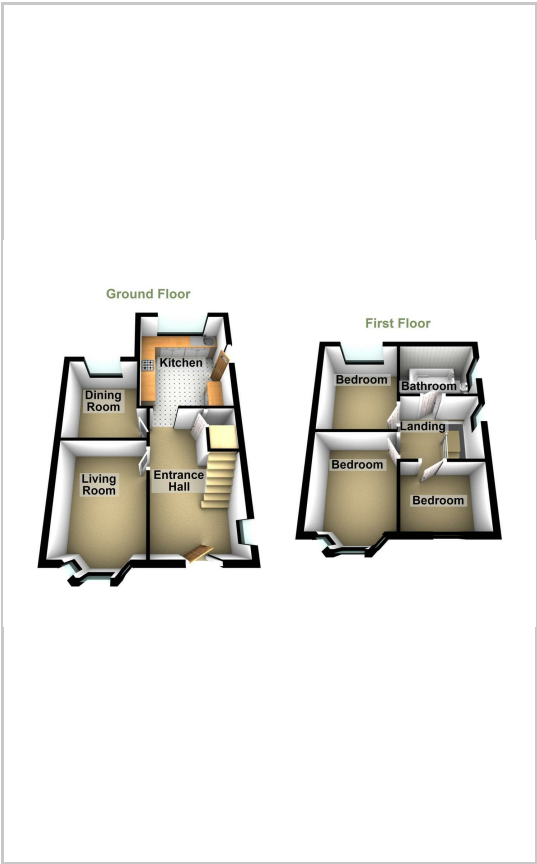
External

To the front of the property is a paved driveway providing off street parking and access to the garage.  
The rear enclosed garden is mainly laid to lawn with a selection of mature shrubs, trees and a wooden shed.

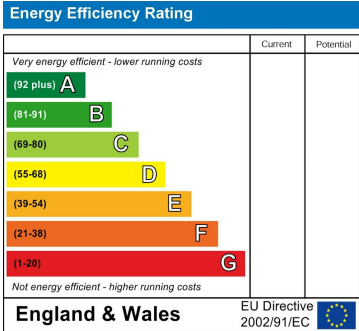
Area Map



Floor Plans



Energy Efficiency Graph



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