



16 Woodside

Brotton, TS12 2RX

£145,000



An extremely well presented end of terrace family home, with extensive rear garden, two reception rooms and off street parking.

Call us today to arrange your viewing appointment.



Tenure: Freehold
Council Tax: Redcar & Cleveland band A
EPC Rating: D

Entrance Hallway

Partially glazed entrance door with stained glass.
Staircase to the first floor.

Living Room 16'0" x 12'0" (4.88 x 3.67)

Two double glazed windows.
Log burner effect electric fire and tiled hearth.
Radiator.

Dining Room 8'8" x 12'5" (2.65 x 3.79)

Double glazed window to the front aspect.
Radiator.
Archway to the Kitchen.

Kitchen 6'7" x 11'1" (2.03 x 3.39)

Two double glazed windows to the rear aspect.
Fitted wall and base units with marble effect roll top work surfaces.
Tiled splashbacks.
Single electric oven with matching four burner electric hob.
Tile effect vinyl flooring.
Door to the utility room.
uPVC door, opening to the rear garden.

Utility Room

Worcester combination boiler.
Plumbing for a washing machine.

First Floor Landing

Bedroom One 12'3" x 8'8" (3.75 x 2.65)

Double glazed window to the front aspect.
Radiator.

Bedroom Two 15'10" x 10'6" (4.85 x 3.22)

Two double glazed windows to the front aspect.
Built in storage cupboard.

Bedroom Three 11'10" x 7'10" (3.61 x 2.40)

Double glazed window to the rear aspect.
Radiator.

Family Bathroom 5'2" x 5'11" (1.59 x 1.81)

Double glazed, frosted window.
A white bathroom suite comprising of a pedestal wash hand basin and a panelled bath with shower over.

WC 1'10" x 3'1" (0.57 x 0.95)

Double glazed window.
Low level WC

Externally

The front and back gardens are both immaculately presented and mainly laid to lawn, bordered with mature shrubs and flowers.
The extensive rear garden includes a paved patio area and wooden shed.
With off street parking to the front for one vehicle.

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.

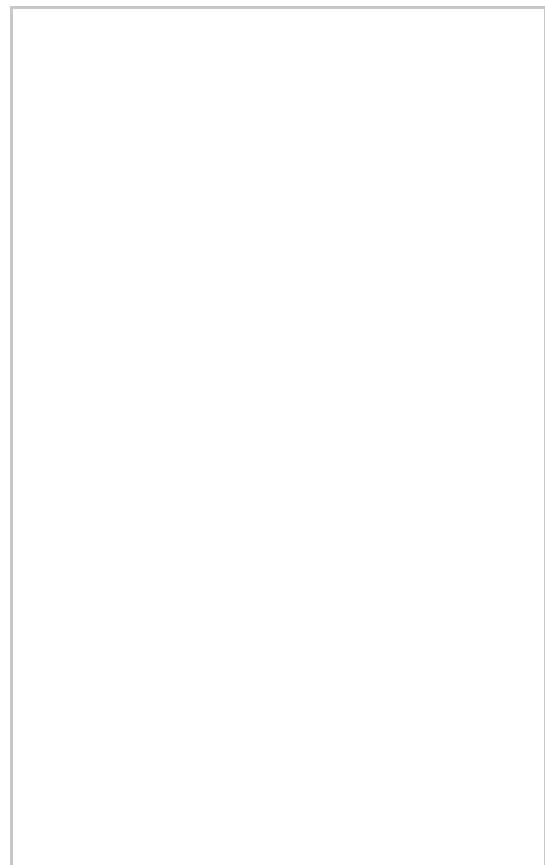
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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.

Area Map



Floor Plans



Energy Efficiency Graph

