



# Inglebys

Estate Agents



## Rosecarne Saltburn Road

Brotton, TS12 2PJ

**£300,000**



Occupying an enviable position, with stunning views, a versatile, split-level residence in need of some modernisation, available with no onward chain.



Rarely available, and occupying a prime elevated position with fabulous views, this unique, 2 / 3 bedroom split-level residence is offered for sale with no onward chain. In need of some modernisation, early viewing is advised.

Please read the full description in conjunction with the floorplans provided.

Tenure: Freehold

Council Tax: Redcar & Cleveland Borough Council. Band-C.

EPC Rating: Awaiting New Certificate.

Ground Floor Level

Entrance Hall

UPVC double glazed stained glass French doors to the front aspect. Carpeted. Storage cupboard.

Living Room 14'0" x 11'10" (4.27m x 3.63m)

Fireplace with tiled surround. Stained glass window to the side aspect. Carpeted. Coving. French doors open to the Conservatory.

Conservatory 13'4" x 3'8" (4.08m x 1.12m)

Hardwood double glazed with stunning panoramic views over the sea & surrounding countryside. Carpeted.

Dining Room 13'5" x 12'11" (4.1m x 3.96m)

UPVC double glazed bow window to the front aspect. Window to the side. Carpeted. Original fireplace with tiled surround. Coving.

Bedroom One 12'4" x 11'10" (3.78m x 3.63m)

UPVC double glazed bow window to the front aspect. Fireplace with tiled surround. Carpeted. Coving.

Bedroom Two 11'0" x 10'5" (3.37m x 3.18m)

Fitted wardrobes. Carpeted. Window to the rear aspect with views over the sea & surrounding countryside.

Kitchen 10'10" x 7'10" (3.31m x 2.41m)

Stainless steel sink with double drainer. Base units. Tiled splash-backs. Windows to the side & rear aspects. Carpeted. Panty.

Inner Hallway

With staircase giving access to the ground floor.

Basement Level / Rear Ground-Floor

Storage 5'1" x 4'7" (1.56m x 1.4m)

Utility Area 10'5" x 7'11" (3.18m x 2.42m)

Belfast sink. Window to the rear aspect. Access to W/C.

W/C 4'7" x 3'5" (1.4m x 1.05m)

Low-level W/C. Window to the rear aspect.

Hallway 8'6" x 5'2" (2.61m x 1.59m)

Storage cupboard. Carpeted.

Work Room / Bedroom Three 10'6" x 10'5" (3.22m x 3.18m)

Carpeted. Window to the rear aspect.

Externally

Mature gardens to the front and rear, access to garage via the back street.

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.

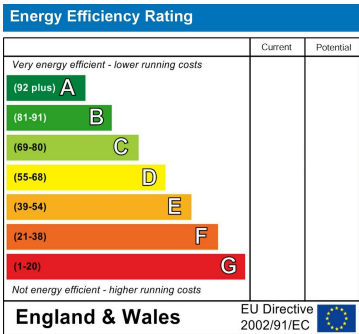
Area Map



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.