



# Inglebys

Estate Agents



## 7 Mill Holme Close

Brotton, TS12 2UT

**£185,000**



Located in the quiet cul de sac of Mill Holme Close, Brotton, this deceptively spacious two-bedroom detached bungalow presents a rare opportunity for those seeking a peaceful home in the sought-after area of Brotton. Set on a generous corner plot, the property boasts ample outdoor space and gardens.

Properties in this area are rarely available, making this an exceptional find for those wishing to settle in a desirable location. With its combination of a peaceful setting, spacious plot, and convenient access to local amenities, this house is not to be missed.



Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band C  
 EPC Rating: E.

**Entrance Hallway 3'5" x 6'8" (1.05 x 2.05)**

UPVC entrance door.  
 Double glazed, frosted window.  
 Storage cupboard.

**Living Room 15'8" x 10'8" (4.78 x 3.27)**

Large double glazed window to the front aspect.  
 Gas fire with a decorative brick surround and a marble effect hearth.  
 Door to the Inner Hallway.

**Inner Hallway**

Loft access to the partially boarded loft space.

**Dining Room 9'0" x 8'11" (2.76 x 2.73)**

Double glazed window to the side aspect.  
 Archway to the Kitchen.

**Kitchen 7'9" x 7'10" (2.37 x 2.40)**

Double glazed window to the rear aspect.  
 A range of fitted wall and base units with marble effect laminated roll top work surfaces.  
 Ceramic tiled walls and flooring.  
 Composite sink unit with mixer tap.  
 Plumbing for an automatic washing machine.  
 uPVC door, opening to the rear garden.

**Bedroom One 11'8" x 10'0" (3.58 x 3.06)**

Double glazed window to the rear aspect.  
 Fitted wardrobes.

**Bedroom Two 9'2" x 8'9" (2.80 x 2.67)**

Double glazed window to the side aspect.

**Bathroom 6'0" x 5'3" (1.84 x 1.61)**

Double glazed, frosted window to the side aspect.  
 A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.  
 Glass shower screen.  
 Half tiled walls.

**Wrap Around Gardens**

The property benefits from being on a large corner plot with wraps around gardens to the front, side and rear - the gardens are mainly laid to lawn with a selection of mature shrubs, trees and a paved patio area.  
 The paved driveway provides off street parking for several vehicles and access to the Garage.

**Garage**

Up and over door, power and light.

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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.

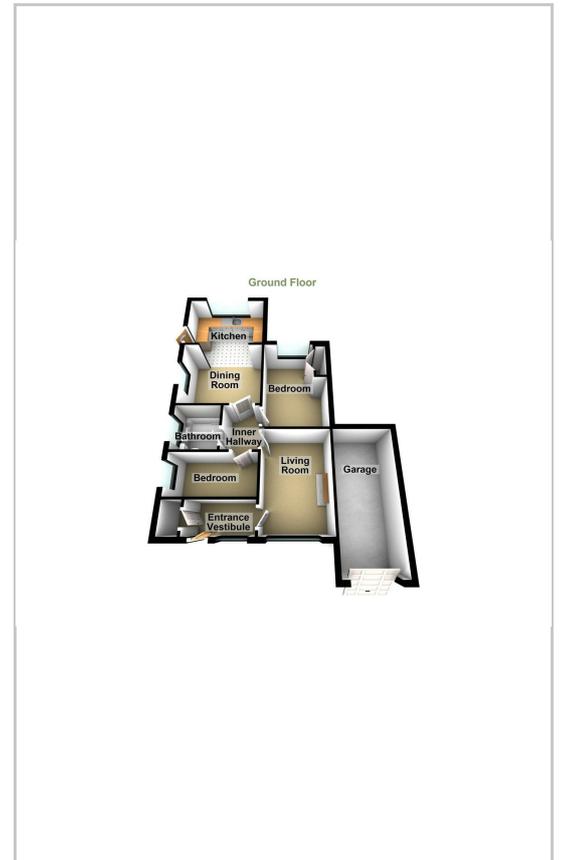
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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