



Inglebys

Estate Agents



73 Coach Road

Brotton, TS12 2RL

£850 Per Calendar Month



Rarely available to rent, a spacious 3-bedroom semi-detached fully furnished family home. Offering front & rear gardens, off-street parking & open-plan kitchen / dining room, early viewing is a must.



Offered to rent fully furnished, with Virgin Media Fibre-Optic fast broadband included, this property must be viewed to be fully appreciated. In order to register to view this property, please email your enquiry in the first instance, where we will reply to your enquiry with the full details of the viewing process.

Council Tax Band: Band-C.

EPC Rating: Awaiting New Certificate.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Hall

UPVC double glazed door to the front aspect. UPVC double glazed window to the side aspect. Stairs leading to the first floor. Radiator.

Living Room

Feature fireplace. UPVC double glazed bay window to the front aspect. Carpeted. Large 2-seater sofa & arm chair. TV & stand. Coving. Radiator.

Kitchen 9'7" x 6'5" (2.93m x 1.97m)

Rangemaster cooker. A range of wall, base & drawer units. Tiled flooring. Marble worktops incorporating Belfast sink with mixer tap. Breakfast bar. Extractor hood. Fridge / freezer. Microwave, toaster & kettle. LED downlighting. UPVC double glazed window to the rear aspect. Courtesy door to the garage & access to ground-floor W/C.

Dining Area 18'0" x 9'7" (5.49m x 2.93m)

Tiled flooring continues from the Kitchen. Large dining table with 6x chairs. 2x bar stools. UPVC double glazed French doors open to the raised decking area. LED downlighting. TV.

Ground-Floor W/C

Low-level W/C. Tiled flooring continues. Hand basin. UPVC double glazed window to the side aspect. Radiator.

First Floor

Landing

UPVC double glazed window to the side aspect. Carpeted. Loft hatch.

Bedroom One 12'0" x 10'8" (3.66m x 3.27m)

UPVC double glazed bay window to the front aspect. 2x double wardrobes. Double bed frame & mattress if required. Carpeted. Radiator.

Bedroom Two 11'10" x 10'9" (3.61m x 3.28m)

Double wardrobe. Double bed frame & mattress if required. UPVC double glazed window to the rear aspect with stunning panoramic views of the coast & surrounding countryside. Radiator. Carpeted.

Bedroom Three 8'6" x 6'2" (2.61m x 1.89m)

Carpeted. UPVC double glazed window to the front aspect. Radiator.

Bathroom 8'0" x 6'2" (2.45m x 1.90m)

Low-level W/C. Pedestal hand basin. Tiled floor. Bath. UPVC double glazed window to the rear aspect.

External

Front Elevation

Enclosed garden area laid to lawn. Block-paved driveway providing off-street parking for multiple cars, leading to single garage with 'Up & Over' door.

Rear Elevation

An enclosed garden area laid to lawn with mature trees & shrubs. Patio / seating area. Raised decking area with views over the coast & surrounding countryside. Garden shed. Outdoor tap & hose.

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.

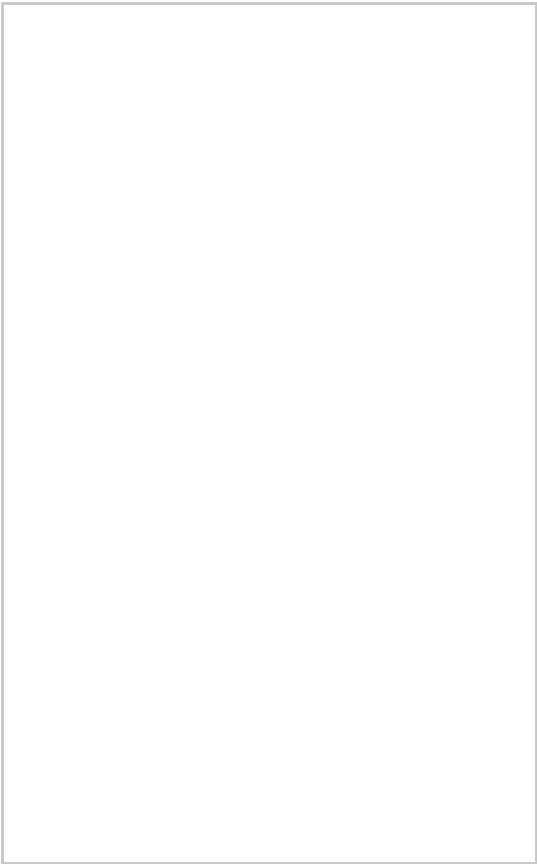
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

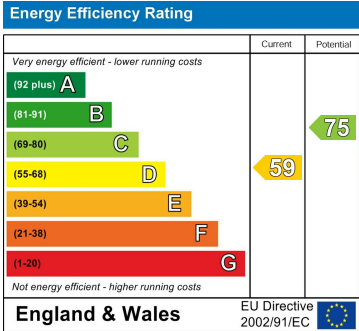
Area Map



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.