



# Inglebys

Estate Agents



## 18 Sycamore Drive

Brotton, TS12 2SN

**£140,000**



A spacious three bedroom family home in a popular area of Brotton.

With off street parking for several vehicles, two separate reception rooms, a large rear garden and plenty of storage throughout.

In need of some modernisation throughout, an ideal opportunity to create a home exactly to your taste and needs.

Call us today to arrange your viewing appointment.





Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band A

EPC Rating: D - Rating

Entrance Hallway

Partially glazed uPVC entrance door.

Living Room 13'11" x 14'2" (4.25 x 4.34)

Double glazed bay window to the front aspect.  
Flame effect gas fire with a marble effect surround and hearth.

Kitchen 8'11" x 9'8" (2.72 x 2.96)

Double glazed window to the rear aspect.  
A range of fitted wall and base units with granite effect roll top work surfaces.  
Stainless steel sink with mixer tap.  
Plumbing for a washing machine.  
Integrated electric oven and four burner gas hob.  
Cermamic tile flooring.  
Storage cupboard/pantry.  
Glazed door to the Dining Room.  
uPVC door to the rear external.

Dining Room 9'10" x 10'0" (3.02 x 3.07)

Double glazed window to the rear aspect.

First Floor Landing

Double glazed window to the side aspect.

Shower Room 4'11" x 2'7" (1.52 x 0.81)

Double glazed, frosted window to the side aspect.  
Double shower cubicle with tiled walls and an electric shower.  
Pedestal wash hand basin.  
Wood effect vinyl flooring.

Separate WC 3'4" x 2'1" (1.02 x 0.66)

Double glaze, frosted window to the rear aspect.  
Low level WC.  
Wood effect laminate flooring.

Bedroom One 14'4" x 10'1" (4.38 x 3.08)

Double glazed bay window to the front aspect with stunning views of distant countryside.  
Built in wardrobes.

Bedroom Two 13'0" x 8'4" (3.97 x 2.56)

Double glazed window to the rear aspect.  
Storage cupboards and shelving.  
Airing cupboard housing a hot water tank.

Bedroom three 8'10" x 8'0" (2.71 x 2.45)

Double glazed window to the front aspect.

Externally

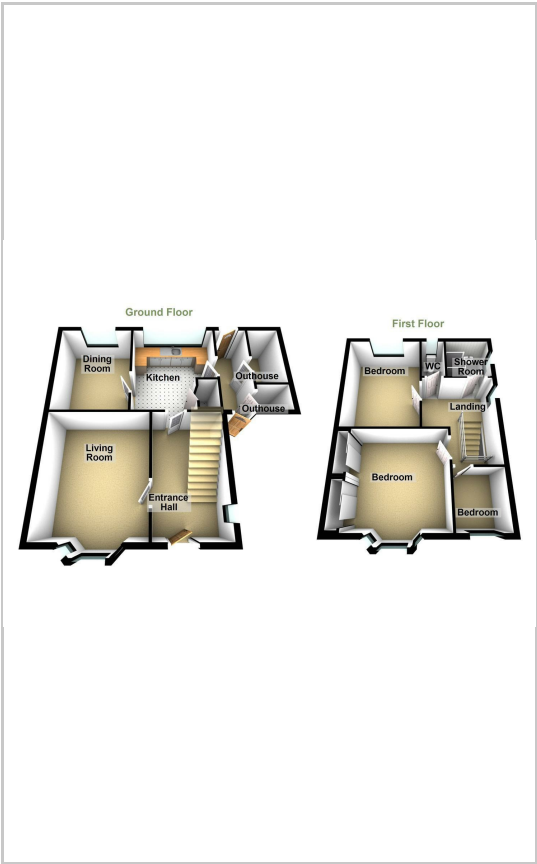
The low maintenance and hedge lined paved front garden provides off street parking for several vehicles.

The extensive and private rear garden is mainly laid to lawn with a selection of mature shrubs and trees and a greenhouse.

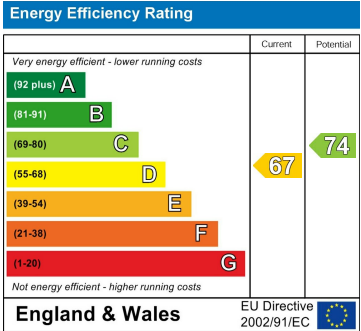
Area Map



Floor Plans



Energy Efficiency Graph



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