Inglebys
Estate Agents



2 Ings Lane

Brotton Brotton, TS12 2QQ

£97,500

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Recently renovated throughout with new kitchen and bathroom, a deceptively spacious end of terrace with neutral décor and carpets. A perfect first-time buy or investment opportunity.







Located centrally for access to all local amenities and transport links, this deceptively spacious one bedroom endo of terrace benefits from an addition light and airy loft room on the second floor. Recently renovated throughout, with new kitchen, bathroom and carpets, and neutral décor, early viewing is advised.

Tenure: Freehold
Council: Redcar & Cleveland A
EPC Rating: C

Living Room 22'1" x 11'4" (6.74m x 3.46m)
uPVC windows to the front and side aspect, uPVC front door, double radiator, single radiator, under stairs storage, stairs rising to the first floor

Kitchen 11'8" x 5'5" (3.57m x 1.67m)
uPVC door and window to the rear aspect, range of wall, base and drawer units, laminate worktops, stainless steel sink and a half with drainer and mixer tap. Electric oven, gas hob, extractor fan, LVT flooring.

First Floor

Landing

Bedroom 12'0" x 11'8" (3.67m x 3.57m)
uPVC window to the front aspect, radiator, carpet

Bathroom
Panel bath with shower over, glazed screen, low level W.C, wash hand basin in vanity unit, cupboard housing boiler, chrome towel rail

Stairs to Loft Room

Loft Room 14'6" x 11'5" (4.42m x 3.48m)
Velux window, 2 x eaves storage, storage cupboard

Externally
Enclosed rear yard

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

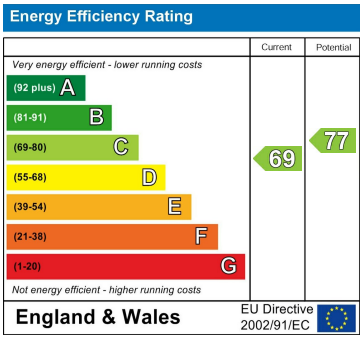
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans

Energy Efficiency Graph



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