



Inglebys

Estate Agents



10 Edgehill Gardens

Brotton Saltburn-By-The-Sea, TS12 2BZ

£157,500



A delightful three-bedroom house presents an excellent opportunity for first-time buyers. Situated in a popular residential location, close to local amenities and transport links



The property boasts a well-appointed fitted kitchen, perfect for those who enjoy cooking and entertaining. The living room, located at the rear of the house, offers a warm and inviting space with direct access to an enclosed rear garden, ideal for relaxing or hosting gatherings.

The principal bedroom features the added convenience of an en-suite bathroom, providing a private retreat for the homeowners. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's bedrooms.

This property also includes off street parking for two vehicles, ensuring ease of access and convenience.

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

Entrance Hall

Stairs to the first floor, radiator, ceramic flooring

Cloak Room 3'2" x 6'2" (0.99m x 1.9m)

uPVC double glazed window to the front aspect, low level WC, wash hand basin, radiator

Living Room 16'1" x 13'10" (4.92m x 4.24m)

uPVC patio doors leading to the rear garden, understairs storage cupboard. Radiator

Kitchen 10'9" x 8'8" (3.3m x 2.66m)

uPVC double glazed window to the front aspect, full range of black gloss wall, base and drawer units, laminate effect worktops, stainless steel sink and drainer with mixer tap, integrated dishwasher, and fridge freezer. Integrated electric oven, and for ring gas hob with extractor hood, cupboard housing combi boiler.

First Floor Landing

Built in storage cupboard

Bedroom One 10'9" x 9'3" (3.3m x 2.84m)

uPVC double glazed window to the rear aspect, built in wardrobes

En-Suite

Glazed shower cubicle, low level WC pedestal wash hand basin, radiator

Bedroom Two 10'9" x 9'3" (3.3m x 2.84m)

uPVC double glazed window to the front aspect, radiator

Bedroom Three 2.03m x 2.03m

uPVC double glazed window to the front aspect, radiator

Family Bathroom 7'3" x 6'5" (2.21m x 1.98m)

uPVC window to the front aspect, panel bath with shower over. Low level WC, pedestal wash hand basin, radiator

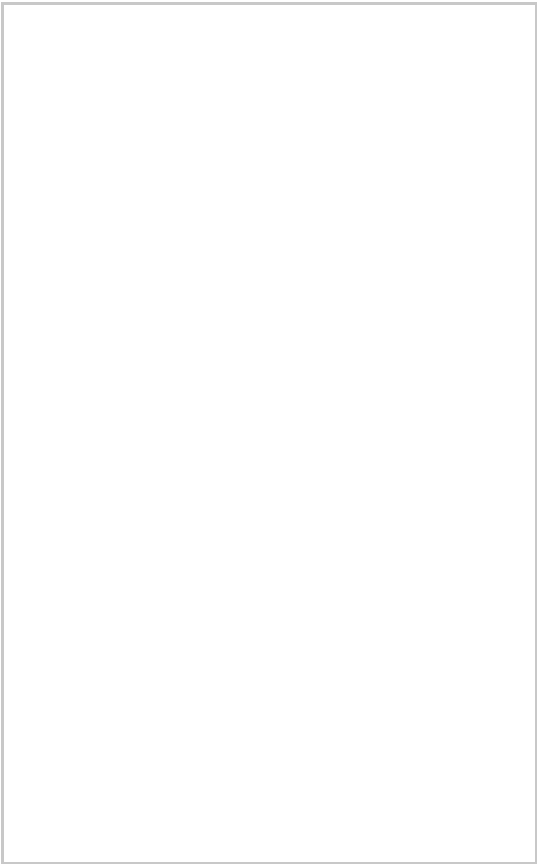
Externally

Enclosed rear garden laid mainly to lawn, parking to the front for two vehicles

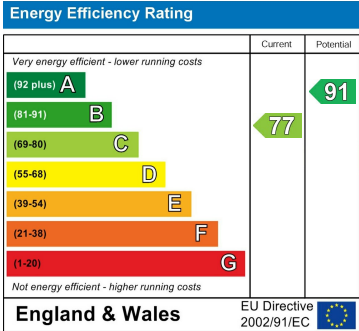
Area Map



Floor Plans



Energy Efficiency Graph



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