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Estate Agents



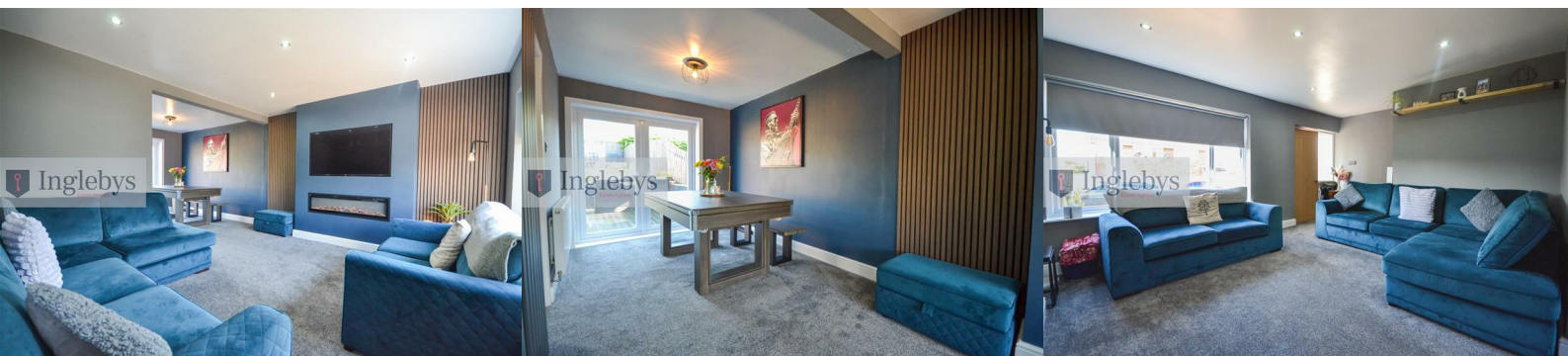
10 Oak Road

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

£162,500



Welcome to Oak Road in Brotton, this delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office or guest room.



With three bedrooms, an open plan Living and Dining Room and with another reception room to the rear, there is ample room for personalisation and creativity to make each space your own. Whether you're looking to create a home office, a vibrant play area, or a peaceful sanctuary, the possibilities are endless.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property on Oak Road.

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

Entrance Porch 4'7" x 3'5" (1.4 x 1.05)

Composite entrance door.
Double glazed windows.

Lounge 16'6" x 15'11" (5.03 x 4.87)

A spacious, open-plan family lounge that opens to the Dining Room.
Double glazed window to the front aspect.
Media wall incorporating an electric fire and TV point.

Dining Room 8'4" x 13'10" (2.55 x 4.22)

French doors opening to the Rear garden.

Kitchen 10'5" x 8'1" (3.18 x 2.47)

Double glazed window to the rear aspect.
A modern kitchen suite comprising of grey wall and base units with wood effect top work surfaces.
Half tiled walls.
Wood effect laminate flooring with under-floor heating.
Doorway leading to the Utility Room.

Utility Room 4'1" x 5'7" (1.25 x 1.71)

Plumbing for an automatic washing machine.
Doorway leading to the Snug/Games Room.

Snug 11'1" x 7'2" (3.4 x 2.2)

A second reception room, ideal as a second lounge, playroom or home office.

First Floor Landing

Double glazed window to the side aspect.

Family Bathroom 6'9" x 5'4" (2.07 x 1.65)

Double glazed, frosted glass to the rear aspect.
A modern three piece bathroom suite comprising of a low level WC, pedestal sink and panelled p-shaped bath with shower over.
Tiled walls and flooring.
Extractor fan.

Bedroom One 10'7" x 9'10" (3.25 x 3.0)

Double glazed window to the front aspect.
A range of fitted wardrobes and over-head storage cupboards offering plenty of storage.

Bedroom Two 9'10" x 10'2" (3 x 3.1)

Double glazed window to the rear aspect.

Bedroom Three 9'0" x 6'10" (2.75 x 2.1)

Double glazed window to the front aspect.
integrated storage cupboard

Externally

To the front of the property is a pathed driveway, offering off street parking for two vehicles.
The extensive rear garden is mainly laid to lawn with a decked patio and seating area.

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.

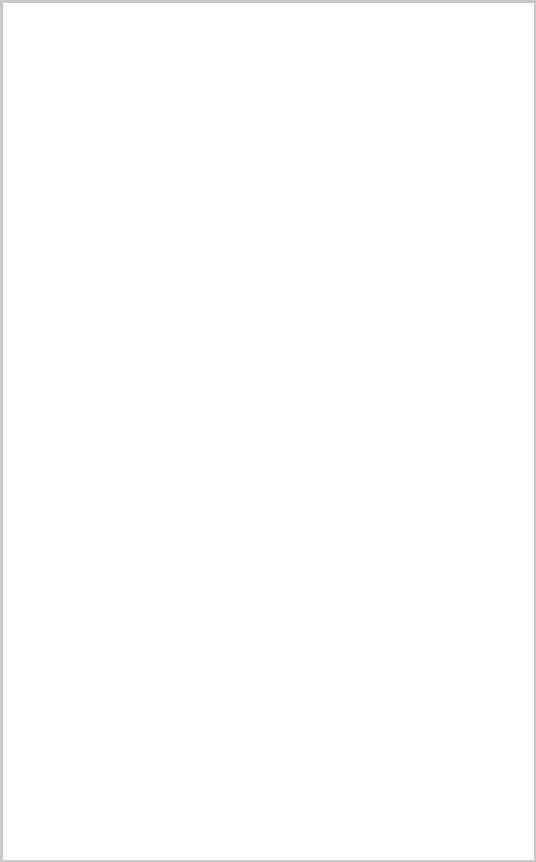
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

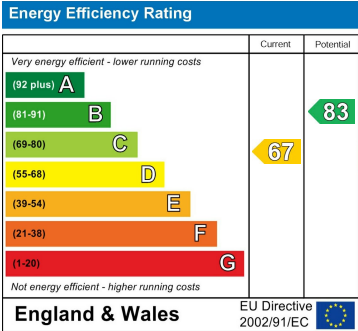
Area Map



Floor Plans



Energy Efficiency Graph



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