



# Inglebys

Estate Agents



## 3 Railway Terrace

Brotton, TS12 2TH

**Price Guide £67,500**



An immaculately presented three bedroom mid-terraced property on Railway Terrace in Brotton, this property wants for nothing having had a new roof in November 2020 (with guarantees) and a full refurbishment throughout. Close to all local amenities and a short drive to Saltburn and its rail links.



Benefiting from gas central heating throughout, as well as double glazing this property has been meticulously looked after by its current owners, the property was fully refurbished from top to bottom in 2009, which included a new extension roof (resin), bathroom, damp work, a new kitchen was fitted in 2016 and still looks as good as the day it was fitted. The main roof was replaced in 2020 with a 15 year guarantee. Viewing is definately recommended, we are sure you will not be disappointed!

Property Reference: SKE647A.

Tenure Details: Freehold

Council Tax Band: Band A.

EPC Rating: Awaiting New Certificate.

Property Details:

### Lounge/Dining Room 20'0" x 12'4" (6.12m x 3.77m)

A spacious open plan lounge/dining room with open staircase, under-stairs storage, chimney breast with electric stove effect fire and oak mantle. Radiators to the front and rear wall along with windows to the front and rear aspect providing ample natural light, oak effect laminated flooring.

### Kitchen 10'6" x 6'1" (3.22m x 1.87m)

Grey wood effect laminated flooring with a range of wall and base units finished with gloss white doors and drawer fronts, black granite effect worktops with matching upstands and tiled splashbacks, stainless steel sink/drainers with chrome mixer tap and plumbing for washing machine, slot in electric oven/hob with stainless steel hood above, double radiator.

### Rear Porch

Storage cupboard where the combination boiler is also houses, double glazed door providing access to an enclosed rear yard.

### Bathroom

White bathroom suite with part tiled walls, electric shower over the bath. Radiator. Grey wood effect laminated flooring.

### First Floor

#### Bedroom One 12'4" x 9'8" (3.76m x 2.96m)

A double bedroom with carpet to the floor and window to the front aspect with fabulous views, single radiator.

#### Bedroom Two 9'3" x 6'2" (2.83m x 1.89m)

Carpet to the floor, single radiator with window to the rear aspect.

#### Bedroom Three 8'10" x 6'2" (2.71m x 1.89m)

Carpet to the floor, single radiator with window to the rear aspect.

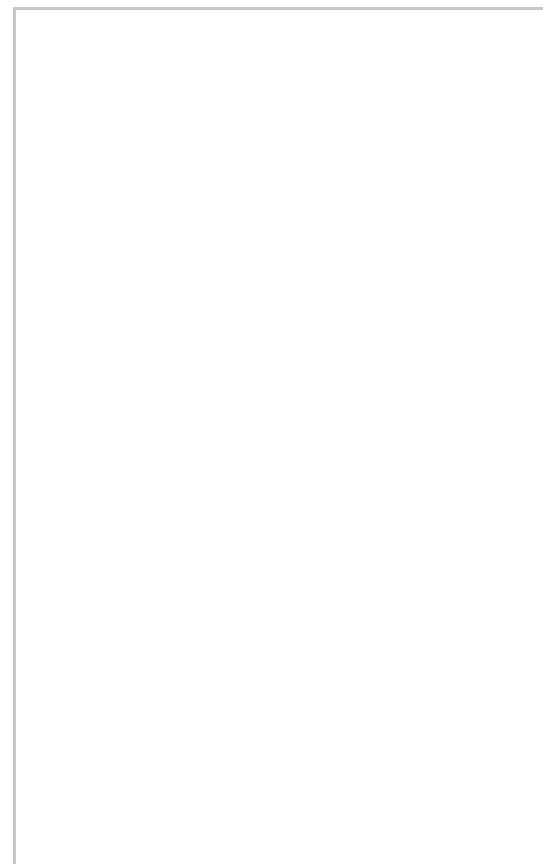
### Externally

A rear yard enclosed yard with gate giving access to the rear street.

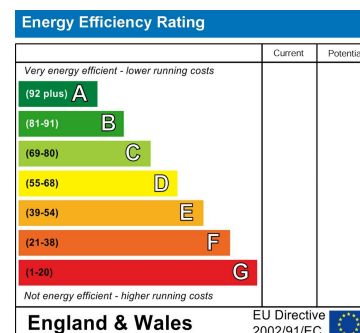
## Area Map



## Floor Plans



## Energy Efficiency Graph



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