



Inglebys

Estate Agents



42 Foster Street

Brotton, TS12 2TP

Asking Price £89,000



A well presented and deceptively spacious property, benefitting from gas central heating via a combination boiler, white uPVC double glazed doors and windows, decorated to a high standard with Karndean style flooring throughout the downstairs and brick/stone ornate fire surround and French doors leading to a secluded rear courtyard.

Available immediately, call us today to arrange your viewing appointment.



Tenure: Freehold.

Council Tax Band: A

EPC Rating: D

Open Plan Living Room / Dining Room 21'8" x 13'8" (6.62m x 4.19m)

Karndean style grey flooring, window to the front aspect and French doors to the rear, 2 x double radiators, brick/stone fire surround with electric stove effect fire and wooden mantle, under-stairs cupboard and doorway leading to the kitchen.

Kitchen 14'10" x 5'3" (4.54m x 1.61m)

A Galley style kitchen where the Karndean style flooring continues, a range of wall and base units finished with beech effect doors and drawer fronts, laminated worktops with gloss splashbacks, Granite effect sink with chrome mixer tap, plumbing for washing machine, stainless steel gas hob with electric oven and stainless steel hood. Wall mounted combination boiler and white uPVC double glazed door providing access to the rear courtyard.

First Floor

Bathroom 5'8" x 5'6" (1.75m x 1.68m)

Karndean style flooring with white bath suite, vanity unit to the basin, mixer shower over bath with soaker fitting and pivoted glass screen, single radiator and extractor fan, part tiled with stone effect tiles.

Bedroom One 11'5" x 9'4" (3.49m x 2.86m)

Carpet to the floor, with some fitted wardrobes, window to the front aspect and single radiator.

Bedroom Two 8'6" x 5'6" (2.61m x 1.68m)

Double bedroom with carpet to the floor, built in wardrobe, window to the rear and single radiator.

Bedroom Three 8'4" x 5'10" (2.55m x 1.79m)

Carpet to the floor, window to the front aspect and single radiator..

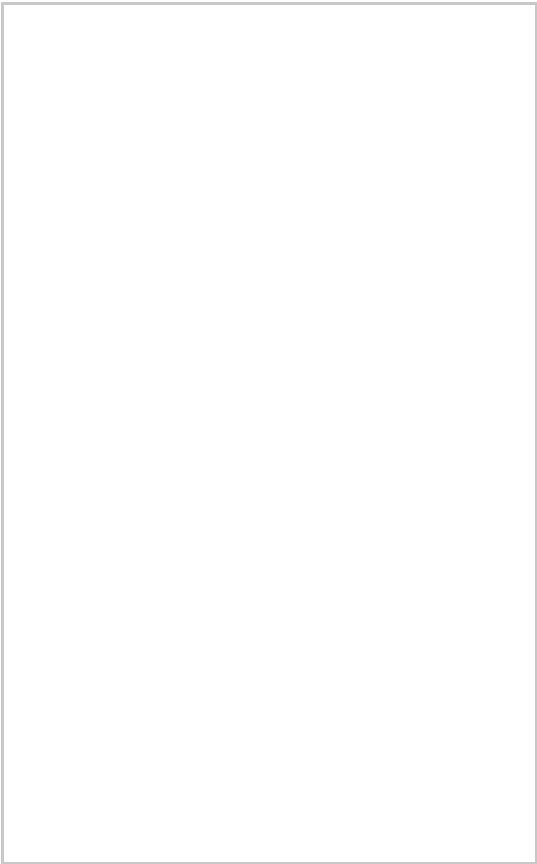
Externally

Rear enclosed courtyard finished with stone paving, gate providing access to the rear street.

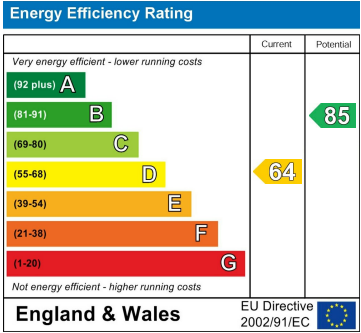
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.