



Inglebys  
Estate Agents

## 25 St. Margarets Way

Brotton, TS12 2UE

**£207,500**



Offered in excellent condition both inside and out, is this three bedroom, extended semi-detached property in the sought after location of St. Margarets Way, Brotton. The property benefits from a front porch, large conservatory to the rear with additional smaller conservatory which is used as a utility room to the side aspect. Two well presented bathrooms, bathroom to the ground floor and shower room to the first floor, the kitchen has been finished with hi-gloss grey kitchen units and marble effect worktops and has been extended to the rear with French doors to the garden. Externally, the property benefits from low maintenance front garden with steps to the front porch, a long driveway suitable for multiple vehicles, detached garage with electric roller shutter door, lighting and electricity. Again, a well presented rear garden with gate to the driveway, decking finished with composite boards and garden laid to lawn with mature borders.

Don't miss out on the opportunity to view this well presented family home with flexible living options...



Tenure: Freehold.

Council Tax Band: B

EPC Rating: C

#### Porch

Accessed via composite door with carpet to the floor, door to the main front access via uPVC door.

#### Hallway 6'10" x 2'10" (2.10m x 0.88m)

Hallway with carpet and single radiator, meter cupboard with electric and gas meter, doorway to lounge.

#### Lounge 16'0" x 10'11" (4.89m x 3.35m)

A well proportioned lounge with bow uPVC window to the front aspect, carpet to the floor and coving to ceiling, dado rail and feature wooden fire surround, marble hearth and backplate with gas fire.

#### Downstairs bedroom 9'0" x 8'11" (2.75m x 2.72m)

A double bedroom with carpet to the floor and coving to ceiling, uPVC window to the side aspect and single radiator.

#### Bathroom 6'5" x 5'6" (1.96m x 1.68m)

A white bathroom suite with grey wood effect vinyl flooring, part tiled walls, shower attachment to bath, downlights and modern grey towel radiator, uPVC window to the side aspect.

#### Kitchen 8'6" x 7'2" (2.60m x 2.20m)

An open plan kitchen/dining room with wood effect vinyl flooring to the kitchen area, a range of wall and base units finished with hi-gloss grey doors and drawer fronts, marble effect worktops with tiled splashbacks, integrated dishwasher, fridge/freezer, microwave with eye level electric oven, ceramic hob and hood, black granite effect 1 1/2 bowl sink/drainer with matching black mixer, uPVC window to the side aspect, plinth lighting and breakfast bar, single radiator and French doors to the rear garden. There is access to the utility room also.

#### Dining Area 10'11" x 8'6" (3.35m x 2.60m)

Open to the kitchen and separated by the breakfast bar, there is carpet to the floor, double radiator with uPVC windows and door to the conservatory.

#### Conservatory 13'7" x 8'5" (4.15m x 2.58m)

The spacious conservatory is built with brick dwarf wall and white uPVC, finished with carpet to the floor, double radiator and double sockets, French doors lead out on to the rear garden, certainly a room which can be used all year round.

#### Utility Room 9'8" x 4'6" (2.97m x 1.38m)

Vinyl flooring with plumbing for washing machine, worktops, single radiator.

#### First Floor

##### Bedroom 11'0" x 8'5" (3.36m x 2.58m)

A double bedroom with carpet to the floor and single radiator, uPVC window to the rear aspect.

##### Bedroom 10'10" x 8'11" (3.31m x 2.74m)

A double bedroom with carpet to the floor and single radiator, uPVC window to the rear aspect.

##### Shower Room 9'3" x 5'6" (2.83m x 1.68m)

Grey wood effect vinyl to the floor, shower enclosure with mixer shower, rain head and cladded walls with bi-fold glass door, white toilet and basin, black heated towel rail, extractor and downlights, black bathroom fittings.

##### Walk-in Wardrobe 14'3" x 4'9" (4.35m x 1.46m)

A really nice touch for that extra storage, carpet and lighting with single radiator, access to significant eaves storage.

#### Externally

Front.

The front garden is low maintenance and laid with pea gravel and shrubs, steps up to the front porch. A long block-paved driveway suitable for multiple vehicles to a single detached garage with electric roller door, the garage benefits from lighting and electricity sockets.

Rear.

A spacious decking area finished with composite plastic decking boards, garden laid mainly to lawn with established borders, garden shed to the rear.

#### 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.

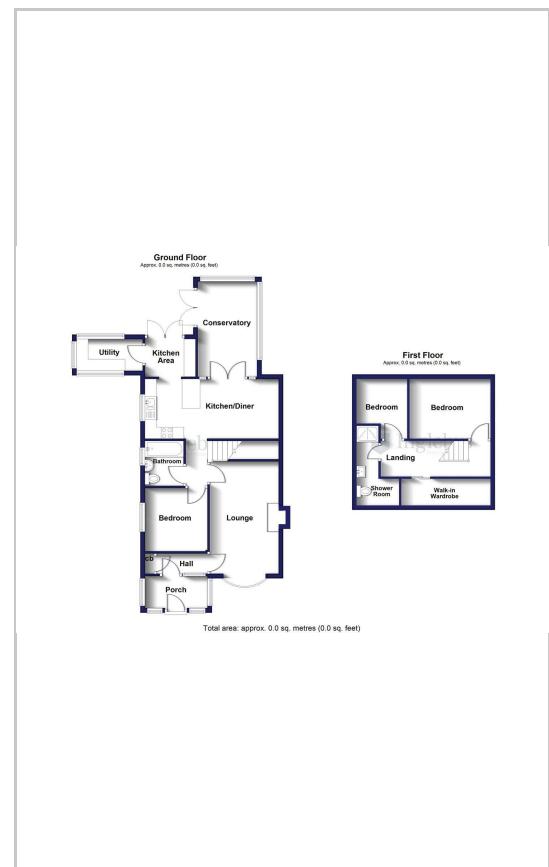
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#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

