



Inglebys

Estate Agents



6 St. Margarets Way

Brotton, TS12 2UE

£279,995



Situated in a desirable area in Brotton, this 3 Bedroom detached bungalow offers spacious living accommodation including conservatory overlooking the private south facing garden.



Set back from the road, this property provides ample off street parking via a sweeping driveway and manicured gardens that can be enjoyed from the dual aspect lounge or conservatory.

Much improved by the current owners to include solar panels + solar hot water heating. This smart hot water system will either use the solar heated water or activate the combi boiler, making the property very efficient.

Tenure Details: Freehold.

Council Tax Band: Redcar & Cleveland Borough Council, Band D.

EPC Rating: B.

Entrance Porch 8'7" x 5'2" (2.64 x 1.58)

UPVC double glazed front door, tiled flooring, skylight.

Hallway 6'0" x 17'6" (1.83 x 5.34)

Karndean flooring, 2x storage cupboards housing combi boiler, fuse board, loft hatch.

Lounge 20'4" x 11'10" (6.20 x 3.62)

Carpeted, 2x radiators, 2x UPVC double glazed windows, gas fireplace, TV point.

Kitchen 13'2" x 9'10" (4.03 x 3.01)

UPVC double glazed window to the rear aspect, range of wall base and drawer units, integrated electric oven + gas hob, extractor hood, stainless steel sink + drainer, radiator, plumbed for washing machine, breakfast bar, door leading to conservatory.

Conservatory 13'2" x 9'10" (4.03 x 3.01)

Laminate flooring, UPVC double glazed, polycarbonate roof, UPVC double glazed door leading to garden, door leading to garage, vertical blinds.

Bedroom 3/Dining Room 11'7" x 9'11" (3.55 x 3.04)

Carpeted, radiator, UPVC double glazed window.

Bedroom 2 11'10" x 8'11" (3.62 x 2.74)

Carpeted, UPVC double glazed window to the rear aspect, radiator, built in wardrobes.

Bathroom 1 8'2" x 6'10" (2.49 x 2.09)

Karndean flooring, bath with power shower, vanity unit with wash hand basin & toilet, radiator.

Bathroom 2 6'10" x 8'5" (2.09 x 2.59)

Karndean flooring, towel radiator, UPVC double glazed window, toilet, vanity unit with wash hand basin, corner shower cubicle with power shower.

Bedroom 1 13'10" x 11'10" (4.24 x 3.63)

UPVC double glazed window to the front aspect, radiator, build in wardrobes.

Loft

Part boarded, hot water cylinder heated directly from solar panels.

Garage 16'10" x 8'11" (5.15 x 2.73)

Externally

Rear Garden

South facing garden, large lawn area, patio, greenhouse, shed, established borders.

Front Garden

Lawn area, sweeping driveway, leading to garage.

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.

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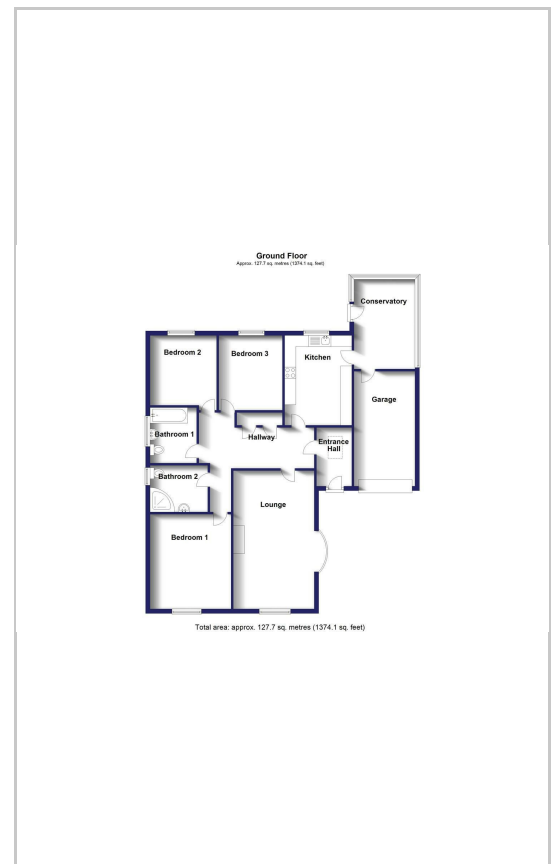
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

