



# Inglebys

Estate Agents



## 44 Brotton Road

Carlin How, TS13 4DZ

**£79,950**



Recently refurbished throughout this deceptively spacious two bedroom end-terraced property has a lot to offer, benefiting from gas central heating throughout and white uPVC double glazed doors and windows as well as retaining some lovely features.



This two bedroom end-terrace has been tastefully refurbished throughout, whilst retaining some original features such as the ceiling beams in the bedrooms, and period windows this property has a little bit of everything!

Tenure Details: Freehold

Council Tax Band: A.

EPC: To follow...

Property comprises:

**Lounge 13'11" x 11'11" (4.25 x 3.64)**

A spacious living room with two windows to the side aspect, carpet to the floor and fire surround with electric fire, double radiator and door to kitchen.

**Dining Room 13'11" x 9'11" (4.25 x 3.04)**

Beech effect laminated flooring with wooden fire surround, tiled backplate and hearth, window to the front aspect and double radiator.

**Kitchen 13'11" x 5'1" (4.25 x 1.55)**

A galley style kitchen with wood effect linoleum flooring, a range of wall and base units finished with matt white doors and drawer fronts, laminated worktops with stainless steel sink/drainage and chrome taps, plumbing for washing machine, window to the rear aspect, combination boiler situated within wall mounted unit. Space for electric slot in oven/hob, tiled splashbacks, additional space for undercounter fridge, door to the rear courtyard.

**First Floor**

**Bedroom One 13'11" x 9'11" (4.25 x 3.04)**

A spacious double bedroom, with carpet to the floor, part revealed ceiling beams, window to the front aspect and double radiator.

**Bedroom Two 11'10" x 10'5" (3.63 x 3.18)**

Another well proportioned bedroom with window to the side aspect, carpet to the floor and double radiator with part revealed ceiling beams.

**Bathroom 10'6" x 5'5" (3.21 x 1.67)**

White bathroom suite with electric shower over the bath, part clad walls and clad ceiling, wood effect linoleum flooring, large airing cupboard and double radiator.

**Landing Area**

Storage cupboard and loft access.

**External**

FRONT.

Small garden area to the front of the property.

REAR.

Enclosed rear yard, with two storage sheds.

**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.

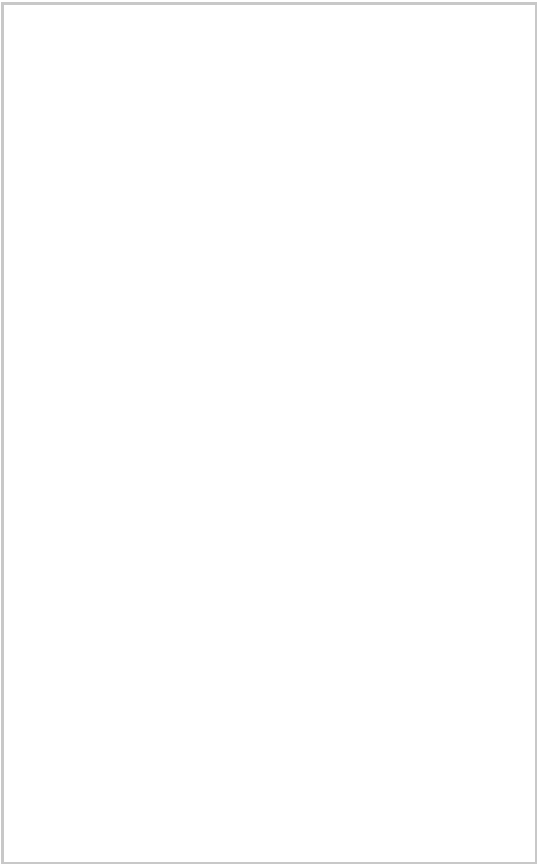
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

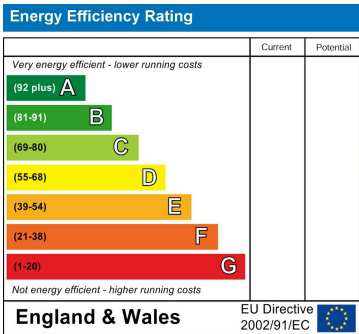
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.