



# Inglebys

Estate Agents



## 11 Cragside

Brotton, TS12 2FJ

**£147,500**



Realistically priced to encourage a prompt sale, a beautifully presented 3-bedroom semi-detached residence situated close to all local amenities, transport links, and only a short walk to Hunley Golf Club. With off-street parking, front & rear gardens, a perfect family home, or first-time buy alike.



Tenure Details: Freehold.

Council Tax Band: B.

EPC Rating: C Rating

**Entrance Hall 6'8" x 5'6" (2.05m x 1.69m)**

UPVC double glazed door & window to the front aspect. Carpeted. Stairs leading to the first floor. Radiator.

**Living Room 14'4" x 12'0" (4.37m x 3.66m)**

UPVC double glazed window to the front aspect. Electric fire housed in a feature fire surround. Carpeted. Radiator. Open archway leading to the Dining Room.

**Dining Room 10'9" x 9'3" (3.29m x 2.83m)**

Carpeted. Under-stairs storage cupboard. Radiator. UPVC double glazed sliding doors opening to the Rear Garden. Access to the Kitchen.

**Kitchen 10'8" x 7'9" (3.27m x 2.38m)**

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for washing machine & dishwasher. Space for freestanding electric cooker & under-counter fridge / freezer. Extractor hood. Tiled splash-backs. UPVC double glazed window to the rear aspect overlooking the rear garden.

**First Floor**

**Landing**

Loft hatch with retractable ladder. UPVC double glazed window to the side aspect. Carpeted. Radiator.

**Bedroom One 12'0" x 8'4" (3.67m x 2.55m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bedroom Two 10'11" x 9'0" (3.35m x 2.76m)**

UPVC double glazed window to the rear aspect. Fitted wardrobe. Carpeted. Radiator.

**Bedroom Three 8'9" x 8'7" (2.68m x 2.64m)**

UPVC double glazed window to the front aspect. Radiator. Storage cupboard over the stairs. Carpeted.

**Shower Room 7'4" x 4'9" (2.25m x 1.46m)**

Walk-in shower cubicle. Hand basin within the vanity unit. Low-level W/C. UPVC double glazed window to the rear aspect. Vinyl flooring. Heated towel rail.

**External**

**Front Elevation**

Garden laid to lawn. Off-street parking via paved driveway. Double wooden gates provide access to the Rear Elevation.

**Rear Elevation**

An enclosed low-maintenance garden area. Additional block-paved patios providing ample seating & entertaining space. Garden shed. Hedgerow along the perimeter of the garden.

**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.

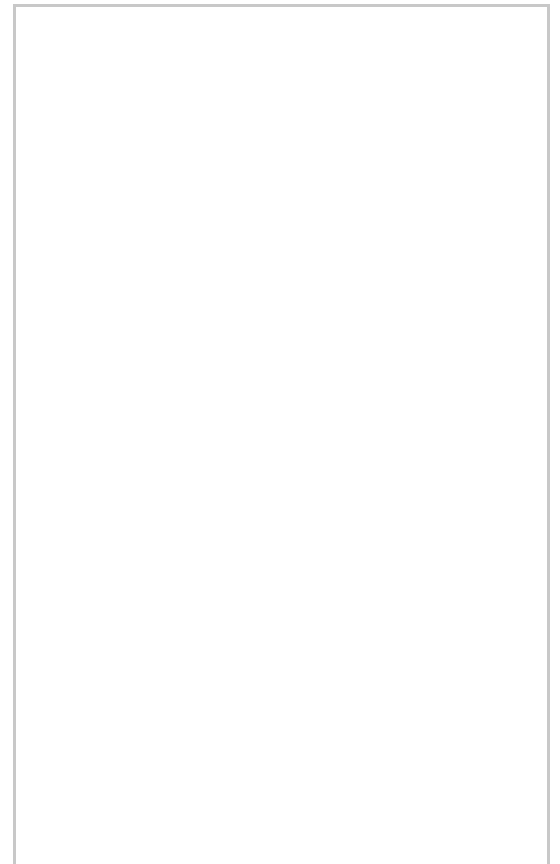
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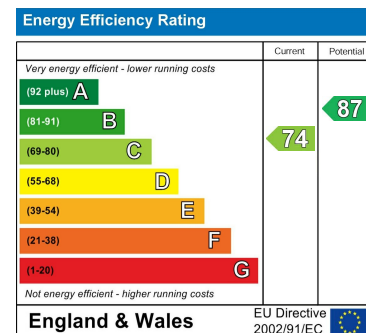
## Area Map



## Floor Plans



## Energy Efficiency Graph



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