



# Inglebys

Estate Agents



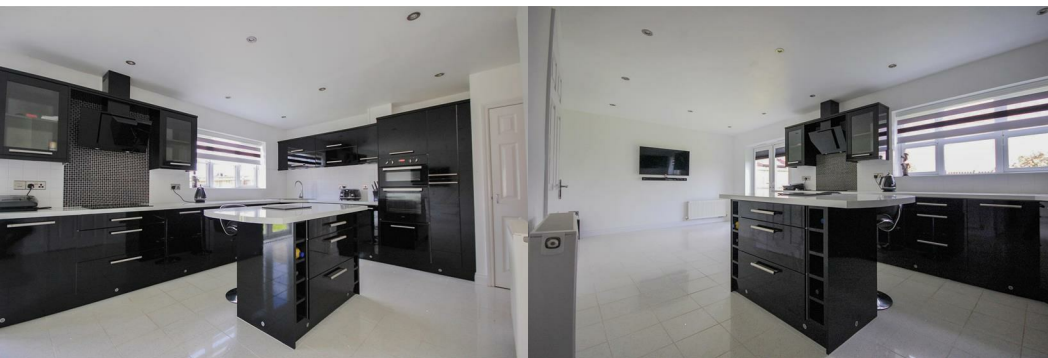
## 46 The Forge

Brotton, TS12 2QH

**£225,000**



Inglebys are pleased to welcome this beautiful three bedroom detached property, located on the peaceful cul-de-sac of The Forge, Brotton. With off street parking, rear garden and close access to the High Street and all of Brotton's local amenities, this property must be viewed.



Situated in a desirable location, this modern built 3 bedroom detached property offers an open plan kitchen, dining with the added benefit of panoramic views to the rear.

Tenure Details: Freehold.

Council Tax Band: Band D

EPC Rating: C Rating

**Entrance Vestibule 4'7" x 3'7" (1.40m x 1.10m)**

**Inner Hallway**

Access to Lounge. Stairs leading to the first floor.

**Lounge 20'8" x 10'5" (6.30m x 3.20m)**

Laminate wood flooring. Window to the front elevation. Radiator. Electric fire. Access to Kitchen.

**Kitchen 22'11" x 6'6" (7.00m x 2.00m)**

A beautiful fitted kitchen with a range of wall and base units. finished in a gloss black. Contrasting gloss white marble worktops with integrated hob and cooker. Gloss white tiles to the floor. French doors leading to the rear garden. Window to the rear aspect. Storage cupboard. Radiator. Access to Utility Room.

**Utility Room 5'10" x 5'2" (1.80m x 1.60m)**

Tiled floor. Radiator. Washing machine. Access to side elevation.

**First Floor**

**Bedroom One 12'5" x 6'2" (3.80m x 1.90m)**

Carpet to the floor. Window to the rear aspect. Radiator. Fitted mirrored wardrobes. Access to En-Suite.

**En-Suite**

Walk in shower cubicle with gloss white bathroom suite. Tiled walls and floor. Velux window. Radiator.

**Bedroom Two 10'5" x 7'2" (3.20m x 2.20m)**

Carpet to the floor. Window to the front aspect. Radiator.

**Bedroom Three 11'5" x 8'10" (3.48m x 2.70m)**

Carpet to the floor. Window to the front aspect. Radiator.

**Bathroom**

A gloss white three piece suite. Tiled floor. Velux window. Radiator.

**External**

Driveway, garage and garden to the front area, with paved access to the side and rear elevation. To the rear, a large enclosed garden area.

**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.

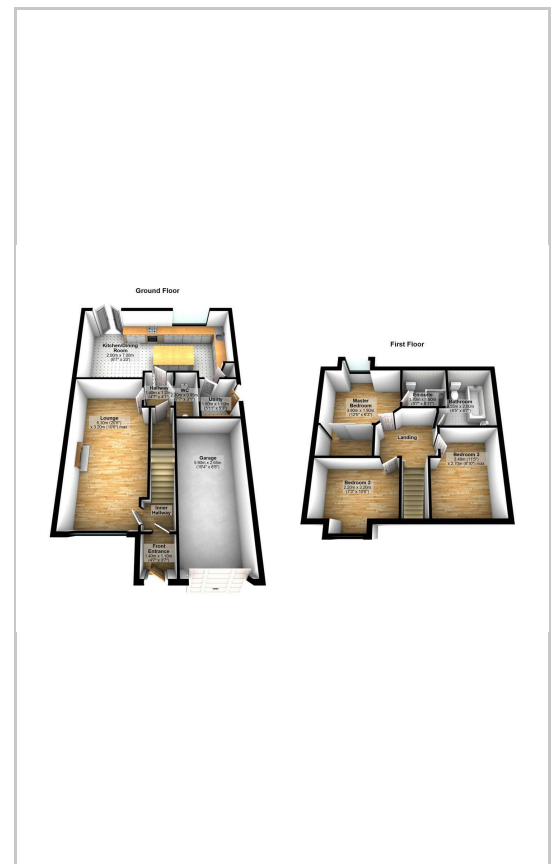
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

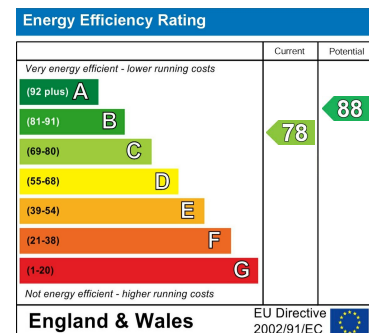
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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