



# Inglebys

Estate Agents



## 20 St. Margarets Way

Brotton, TS12 2UE

**Offers Around £175,000**



Situated within a peaceful location, a spacious 3-bedroom semi-detached bungalow offering beautiful front & rear gardens, and ample off-street parking via driveway & garage.



Close to Hunley Golf Club & Hotel, local transport links and amenities, the bungalow offers huge potential, with a beautiful sun-trap garden to the rear. Only a short drive from the hugely popular neighbouring seaside town of Saltburn by the Sea, early viewing comes highly recommended.

Tenure Details: Freehold.

Council Tax Band: C.

EPC: D Rating

**Entrance Porch 5'4" x 4'0" (1.64m x 1.23m)**

UPVC double glazed windows to the front & side aspects. Wooden glazed door.

**Living Room 15'10" x 12'11" (4.84m x 3.94m)**

Sandstone fireplace incorporating gas fire with marble backplate & hearth. UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Hallway**

Carpeted. Loft hatch leading to boarded loft.

**Kitchen 8'9" x 8'2" (2.69m x 2.49m)**

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Space for freestanding electric cooker. Tiled splash-backs. UPVC double glazed window to the rear aspect & double glazed door to the side elevation. Plumbing for dishwasher / washing machine.

**Bathroom 6'10" x 5'6" (2.09m x 1.70m)**

Panel bath with shower above. Pedestal hand basin. Low-level W/C. Tiled walls. UPVC double glazed window to the side aspect. Radiator.

**Bedroom Two 10'11" x 7'11" (3.35m x 2.42m)**

UPVC double glazed window to the rear aspect. Storage cupboard. Carpeted. Radiator.

**Bedroom Three / Dining Room 7'7" x 7'6" (2.33m x 2.29m)**

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

**External**

**Front Elevation**

Ample off-street parking via paved driveway & single garage with 'Up & Over' door. Low-maintenance gravel garden area.

**Rear Elevation**

Paved patio area. Courtesy door to the Garage. Beautiful enclosed south-facing garden laid to lawn with established borders.

**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.

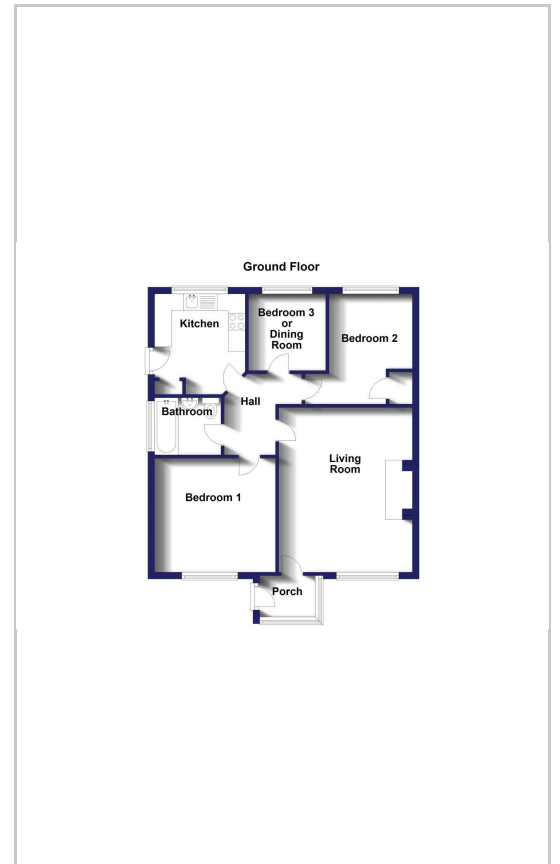
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

