



Inglebys

Estate Agents



22 Edgehill Gardens

Brotton, TS12 2BZ

£206,500



Boasting spacious family accommodation, with ample off-street parking & garden space, a beautifully presented 3-bedroom detached residence offered for sale with no onward chain.



Tenure: Freehold.

Council Tax Band: Band-D.

EPC Rating: C-Rating.

Entrance Hall 17'2" x 6'3" (max) (5.25m x 1.93m (max))

Composite UPVC double glazed door to the front aspect. Laminate flooring. Access to Ground-Floor W/C.

Living Room 12'5" x 12'0" (3.80m x 3.66m)

Log-burning stove. Laminate flooring. UPVC double glazed French doors & side panels opening to the rear garden. Radiator. Coving.

Kitchen 11'6" x 8'4" (3.52m x 2.56m)

A range of wall, base & drawer units. Laminate wood-effect worktops with matching upstands, incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Plumbing for washing machine & dishwasher. UPVC double glazed window to the rear aspect & composite door opening to the side aspect. Laminate flooring. Radiator.

Dining Room 10'4" x 7'6" (3.17m x 2.31m)

UPVC double glazed window to the front aspect. Laminate flooring. Radiator. Coving.

Ground-Floor W/C 4'11" x 3'4" (1.50m x 1.04m)

Low-level W/C. Pedestal hand basin. Part-tiled walls. UPVC double glazed window to the side aspect. Laminate flooring. Radiator.

First Floor

Landing

Storage cupboard. UPVC double glazed window to the side aspect. Carpeted.

Bedroom One 13'5" x 11'10" (max) (4.09m x 3.61m (max))

2x UPVC double glazed windows to the front aspect. Carpeted. Radiator. Access to En-Suite.

Bedroom One En-Suite 6'6" x 5'7" (2.00m x 1.71m)

Walk-in shower cubicle. Low-level W/C. Pedestal hand basin. UPVC double glazed window to the front aspect. Extractor fan. Laminate flooring. Part-tiled walls. Radiator.

Bedroom Two 11'9" x 9'2" (3.60m x 2.81m)

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

Bedroom Three 11'2" x 7'11" (3.41m x 2.43m)

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

Shower Room 7'11" x 5'0" (2.43m x 1.54m)

Walk-in corner shower cubicle. Low-level W/C. Pedestal hand basin. Part-tiled walls. UPVC double glazed window to the side aspect. Radiator. Vinyl flooring.

External

Front Elevation

Double block-paved driveway leading to single integral garage with 'Up & Over' door. Garden area laid to lawn. Gated access to the Rear Elevation.

Rear Elevation

A private, enclosed garden area laid to lawn with established borders featuring a variety of shrubs & greenery. Raised decking / outdoor seating 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.

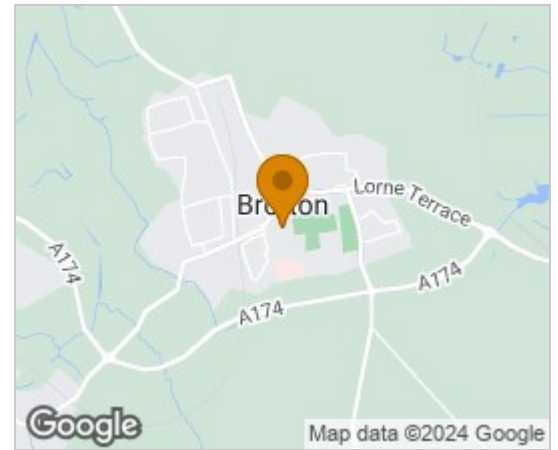
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

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Area Map



Floor Plans



Energy Efficiency Graph

