



Inglebys

Estate Agents



11 Winchester Road

Brotton Saltburn-By-The-Sea, TS12 2XD

£190,000



A charming 3-bedroom semi-detached house located on Winchester Road in the picturesque village of Brotton. A lovely family home with an enclosed rear garden.



Welcome to this charming 3-bedroom semi-detached house located on Winchester Road in the picturesque village of Brotton, Saltburn-By-The-Sea.

Upon entering, you are greeted by an inviting reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

The house features a bright and airy bathroom, ensuring a refreshing start to your day. Additionally, the conservatory provides a tranquil space to enjoy your morning coffee while soaking in the beautiful sea views.

One of the standout features of this property is the garage and off-street parking, providing convenience and peace of mind for your vehicles. The enclosed rear garden with a workshop offers a private oasis where you can unwind amidst nature or indulge in your gardening hobbies.

Whether you are captivated by the sea views, the practicality of the garage and parking, or the tranquillity of the garden, this residence on Winchester Road truly offers a delightful blend of comfort and functionality. Don't miss the opportunity to make this house your home in the charming coastal village of Brotton.

Tenure: Freehold

Council Tax Band: Redcar & Cleveland B

EPC Rating: Await EPC

Entrance Porch 7'11" x 3'3" (2.43m x 1m)

Through Lounge 23'4" x 11'0" red to 8'11" (7.13m x 3.36m red to 2.74m)

uPVC window to the front aspect, bi folding doors to the conservatory, feature electric fireplace, laminate flooring, radiator arch to kitchen understairs storage cupboard, doors to staircase

Conservatory 19'4" x 7'10" (5.9m x 2.4m)

Kitchen 9'11" x 7'10" (3.03m x 2.4m)

Open to the conservatory with a range of wood effect base, wall units and drawers, laminate worktops, stainless steel sink with drainer and mixer tap, gas hob, electric oven, plumbing for a washing machine, radiator

First Floor

uPVC window to the side aspect, landing area,

Bedroom One 11'10" x 10'9" (3.61m x 3.29)

uPVC window to the front aspect, radiator, fitted wardrobes

Bedroom Two 11'5" x 10'9" (3.5m x 3.29)

uPVC window, radiator, fitted wardrobes

Bedroom Three 8'5" x 7'8" (2.59m x 2.36m)

uPVC window, radiator

Family Bathroom

uPVC window to the rear aspect, white suite, with panel bath, low level w.c, pedestal wash hand basin, radiator

Externally

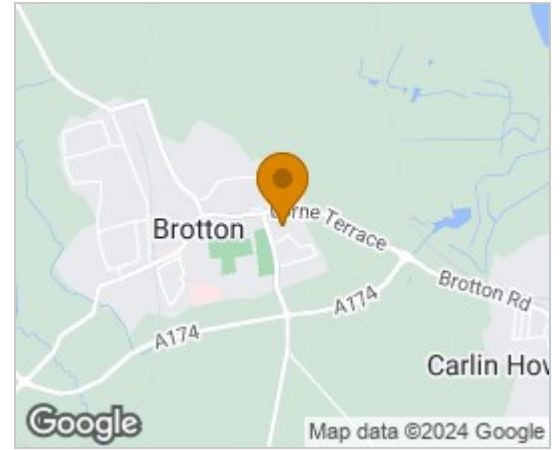
Front

Stamped concrete drive giving access to integral garage, established borders

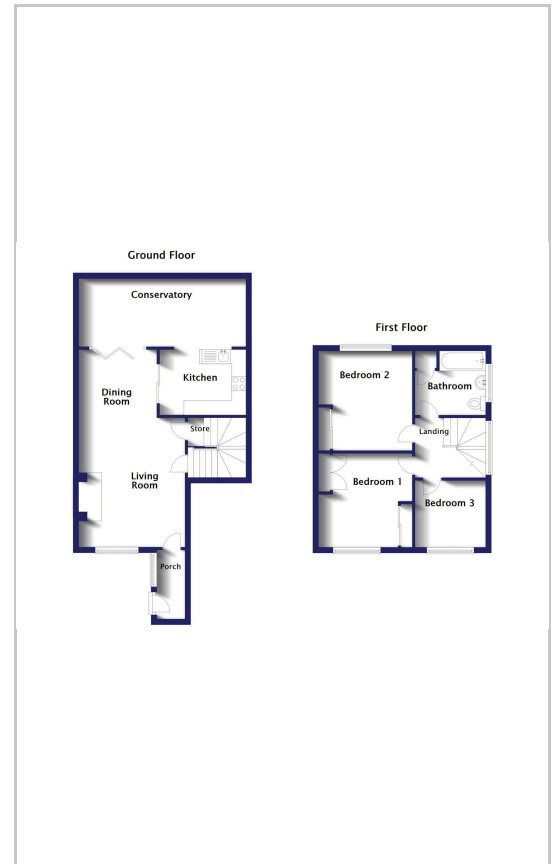
Rear

Enclosed rear garden, laid to lawn with large decking area, and workshop

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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