



# Inglebys

Estate Agents



## 26 Canterbury Road

Brotton, TS12 2XG

**£199,950**



Nestled on Canterbury Road in the charming village of Brotton, this delightful detached house is a gem waiting to be discovered. Boasting an open-plan living & dining room, three cosy bedrooms, and a modern bathroom, this property is perfect for both first-time buyers and families alike.



One of the standout features of this lovely home is the recently fitted kitchen complete with appliances, making meal preparation a breeze. Imagine cooking up your favourite dishes in this stylish and functional space!

Parking is always easy with off-street parking for two vehicles, ensuring convenience for you and your guests. And let's not forget the panoramic sea & country views that can be enjoyed from the comfort of your own home - a truly special feature that adds a touch of tranquillity to everyday life.

Step outside to the enclosed rear garden, a private oasis where you can unwind and enjoy the fresh sea air. With views that stretch as far as the eye can see and outdoor seating spaces, this garden is perfect for relaxing or entertaining friends and family.

In conclusion, this property on Canterbury Road is a rare find that offers comfort, style, and a touch of seaside magic. With its ideal location, modern amenities, and inviting outdoor spaces, early viewing is highly recommended. Don't miss out on the opportunity to make this house your home!

Tenure: Freehold.

Council Tax: Redcar & Cleveland. Band-B.

EPC Rating: D-Rating.

**Entrance Porch**

UPVC double glazed door to the front aspect. UPVC double glazed window to the side aspect.

**Living & Dining Room 28'5" x 24'1" (8.67m x 7.36m)**

Dual-aspect with UPVC double glazed windows to the front & rear aspects. Under-stairs storage cupboard. Stairs leading to the first floor. Radiator.

**Kitchen 9'11" x 8'7" (3.04m x 2.63m)**

Recently fitted kitchen comprising of a range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for washing machine. Integrated fridge & freezer. Integrated gas oven & hob. Extractor hood. UPVC double glazed window to the rear aspect. Laminate flooring. Radiator.

**Conservatory 13'9" x 9'10" (4.21m x 3.02m)**

UPVC double glazed with panoramic views of the surrounding countryside. Laminate flooring. UPVC double glazed door opening to the Rear Garden.

**First Floor**

**Landing**

UPVC double glazed window to the side aspect. Loft hatch.

**Bedroom One 12'0" x 10'7" (3.66m x 3.23m)**

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

**Bedroom Two 11'3" x 10'8" (3.44m x 3.26m)**

UPVC double glazed window to the rear aspect with sea views. Carpeted. Radiator.

**Bedroom Three 8'5" x 8'4" (2.59m x 2.56m)**

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

**Bathroom 8'3" x 8'0" (2.54m x 2.44m)**

Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. UPVC cladding to the walls & Ceiling. Vinyl flooring. UPVC double glazed window to the rear aspect. Storage cupboard housing the hot-water cylinder.

**External**

**Front Elevation**

Enclosed garden laid to lawn with established borders. Block-paved driveway leading to single integral garage with 'up & over' door. Access to the Rear Elevation.

**Rear Elevation**

A beautiful, sun-trap garden laid to lawn with decorative gravel borders. Ample outdoor seating space with paved patio & raised decking area with views over the sea & surrounding countryside.

**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.

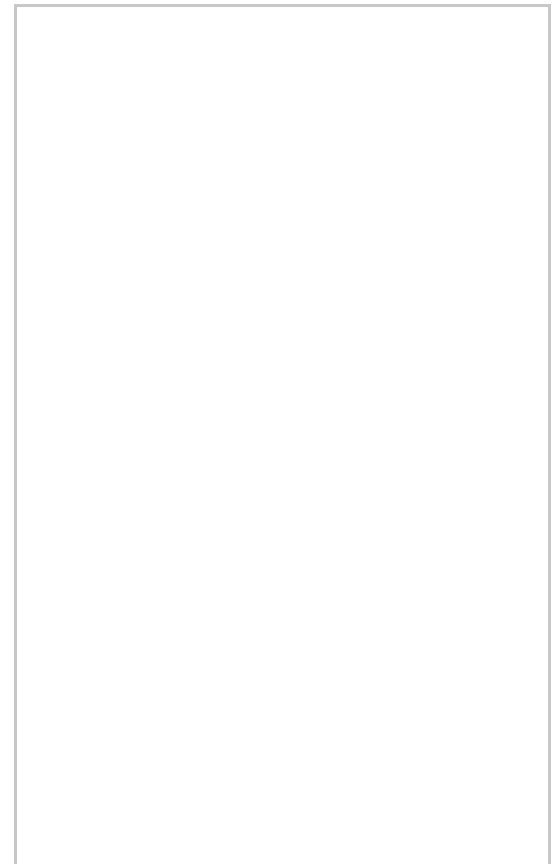
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

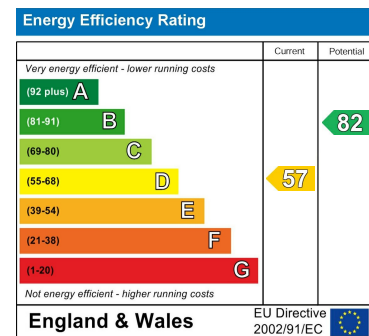
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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