



1 Durham Road
Brotton, TS12 2XQ

£165,000

Energy Rating : C



1 Durham Road

DESCRIPTION

Situated towards the outskirts at the top end of the village, this lovely family home offers generous sized accommodation enhanced by a ground floor extension and ideal for a family to grow into and the accommodation offers much potential and versatility with the dining room potentially a fourth bedroom for those who require one level living or have dependent relatives. Features include gas central heating complimented by uPVC double glazing, cavity wall and loft insulation, a welcoming lounge with a living flame gas fire, a dining/family room with patio doors to the rear garden, a dining kitchen with a built-in oven & hob, three bedrooms and a modern shower room/w.c. Outside there is a gated concrete driveway, an integral garage and neat well maintained gardens to the front and rear. The views from the rear are stunning and extend over the local countryside, the sea and Hunley Hall Golf Club. The location is well placed for access to Badger Hill Primary School, lovely country walks, playing fields, bus services, a dining pub and local shopping facilities. Coastal areas and the North Yorkshire Moors are both within easy reach. This well cared for home definitely merits an early viewing and is for sale with no onward chain.

ACCOMMODATION

Hallway 3' 5" x 7' 6" (1.04m x 2.28m)

Upvc double glazed window with a stained glass pane. Radiator.

Lounge 20' 1" x 11' 5" (6.11m x 3.48m)

New radiator, front aspect upvc double glazed window, modern fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire. Connecting door to the staircase and first floor. Understairs cupboard (plumbing for a toilet in situ). Small double paned glazed doors give access to the dining room.

Dining Room 8' 8" x 16' 8" (2.64m x 5.09m)

Contemporary styled vertical radiator and sliding upvc double glazed patio doors which give direct access to the rear garden.

Dining Kitchen 21' 0" x 10' 1" (6.41m x 3.07m)

With a range of solid wood wall and base units with cupboards and drawers, laminate effect work tops, two display cabinets. Built in electric hob with concealed extractor hood over, built in double electric oven, plumbing for an automatic washing machine, integrated dishwasher, coloured one and a half single drainer and unit with mixer tap, tiled surrounds, upvc double glazed window, tiled floor, radiator and a side access upvc door. Please note that there is a large breakfast room to one end.

First Floor

Landing

Upvc double glazed window with stained glass pane, access to the insulated loft space.

Bedroom 1 11' 10" x 8' 8" (3.61m x 2.64m)

Upvc double glazed window affording fabulous views over the local countryside, Hunley Hall Golf Club and the sea. Built in wardrobes with sliding mirrored doors and radiator.

Bedroom 2 11' 5" x 10' 7" (3.49m x 3.23m)

Upvc double glazed window with lovely views as this property is not directly overlooked at the front. Radiator.

Bedroom 3 8' 7" x 8' 7" (2.61m x 2.62m)

Upvc double glazed window and radiator.

Bathroom

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White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Full length walk in shower with a mixer shower and an additional drench shower head, part pvc panelled for easy maintenance, extractor unit, storage cupboard, upvc double glazed window and a radiator.

Externally

Wrought Iron Gated Driveway

Wrought iron gated driveway which provides off road parking for upto two cars and leads to the single integral garage.

Single Integral Garage 17' 1" x 8' 2" (5.21m x 2.48m)

Power/electric lights, up and over door and houses the wall mounted gas combination boiler which was only fitted in February.

Gardens

The low maintenance front garden is gravelled and attractively set out. There is a side pathway with a covered electrical socket and a cold water tap. The rear garden is enclosed and incorporates a patio, lawn, borders, laurel hedging and a shed and affords fabulous views towards the sea, over local farmland and countryside and Hunley Hall Golf Club.

Council Tax Band

Council Tax Band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual rooms, corridors and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The actual layout and measurements should be used as the basis for any purchase or lease agreement. © 2023 Selectiv

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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