



Inglebys

Estate Agents



21 St. Margarets Way

Brotton, TS12 2UE

£185,000



Situated on St. Margaret's Way in Brotton, this spacious two-bedroom semi-detached bungalow offers well-proportioned accommodation, two double bedrooms, generous gardens and a lengthy driveway leading to a single garage, making it an ideal choice for those seeking comfortable single-storey living.



Located within the established residential area of St. Margaret's Way, Brotton, this two-bedroom semi-detached bungalow offers a practical and spacious layout, complemented by generous outdoor space and ample off-road parking.

Internally, the accommodation comprises a welcoming living room, alongside a kitchen and separate dining room, offering a dedicated area for everyday meals and entertaining. There are two well-proportioned double bedrooms, providing flexibility for visiting family, guests or those requiring an additional room for hobbies or home working. A shower room, complete with a walk-in shower cubicle, completes the internal accommodation.

Externally, the property benefits from a particularly generous rear garden, offering plenty of space for outdoor seating, gardening and enjoying the warmer months. A further private garden to the side provides an additional outdoor space. To the front, a lengthy driveway offers ample off-road parking and leads to a single garage, providing useful additional storage or secure parking.

Brotton is a well-established village offering a range of everyday amenities, including local shops, schools, healthcare facilities and traditional pubs. Its position between Saltburn-by-the-Sea and Loftus makes it a convenient base for accessing the surrounding towns, villages and seaside.

The popular seaside town of Saltburn is a short drive away, offering independent shops, cafés, restaurants and a beautiful beach, together with its pier, Victorian Cliff Tramway and Valley Gardens. Nearby Skinningrove provides another attractive beach to explore, while the Cleveland Way offers scenic walking routes along the coastline and surrounding countryside.

For those who enjoy exploring further afield, the North York Moors National Park and picturesque coastal villages of Staithes and Runswick Bay are within easy reach, providing opportunities for walking, sightseeing and days out.

Combining comfortable single-level accommodation with excellent outdoor space and a convenient village location, this property offers an appealing opportunity for a range of buyers, particularly those looking to downsize without compromising on garden space or parking.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-B.

EPC Rating: E-Rating.

Entrance Vestibule 8'11" x 3'3" (2.73m x 1.00m)
UPVC double glazed door & window to the front aspect. Storage cupboard.

Living Room 15'4" x 10'10" (4.69m x 3.32m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

Hallway
Carpeted.

Kitchen 8'11" x 8'8" (2.73m x 2.65m)
A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl sink with single drainer & mixer tap. Plumbing for washing machine & space for electric cooker. Tiled splash-backs. UPVC double glazed window to the rear aspect. Sliding doors open to the Dining Room.

Dining Room 9'7" x 9'0" (2.94m x 2.76m)
Dual-aspect with UPVC double glazed windows to the front & rear aspects. UPVC double glazed door opens to the Rear Elevation. Carpeted. Radiator.

Bedroom One 11'11" x 10'9" (3.65m x 3.28m)
Fitted double wardrobes. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Two 9'1" x 8'11" (2.77m x 2.73m)
UPVC double glazed window to the side aspect. Fitted double wardrobe. Carpeted. Radiator.

Shower Room 6'4" x 5'5" (1.94m x 1.67m)
Walk-in double shower cubicle. Low-level W/C. Pedestal hand basin. Part-tiled walls. UPVC double glazed window to the side aspect. Radiator.

External

Rear Elevation
An enclosed, private garden area laid to lawn with established borders & flowerbeds. Additional patio area with outdoor seating space. Pathway leading to the Side Elevation.

Side Elevation
Additional garden area laid to lawn with mature greenery & decorative gravel. Gated access to the Front Elevation.

Front Elevation
Driveway leading to single garage with 'Up & Over' door providing ample off-street parking for up to 3x cars.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

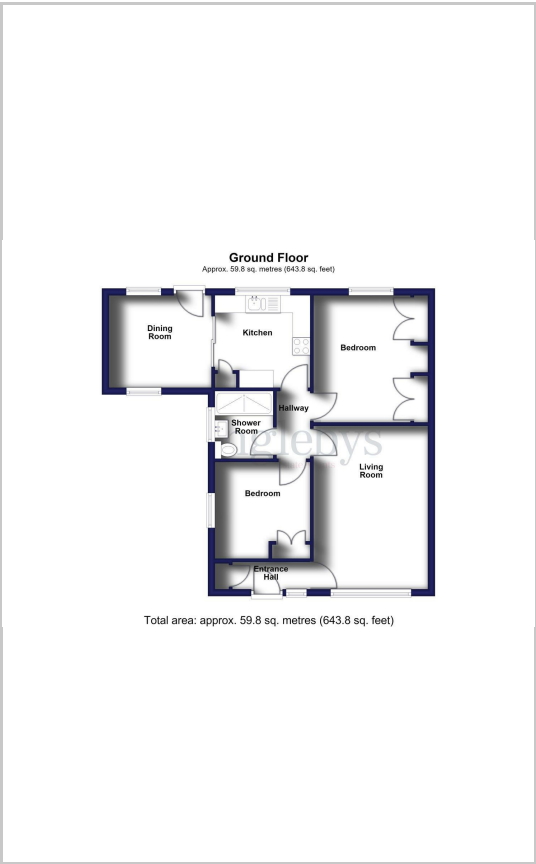
Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied

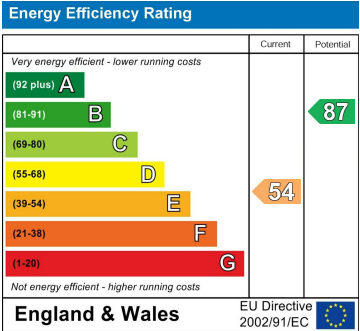
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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