



7 Oak Road
Brotton, TS12 2UZ

£155,000

Energy Rating :



7 Oak Road

Description

Offered with no onward chain, this lovingly cared for and well presented Three Bedroom Semi-Detached Family Home is situated in a highly favoured area of the village as it is easily accessible to St Peters Infant/Primary School and Freeborough Academy.

The deceptively spacious interior benefits from a conservatory extension with other notable features to include new decoration and floor coverings, a gas central heating system, uPVC double glazing, a lounge with dining space, a fitted kitchen with a built-in oven, hob & fridge freezer and a new white bathroom with an over bath shower that serves the three bedrooms.

Outside there is a block paved drive providing off road parking for two cars, a larger than average attached brick garage with a personal door into the main house and a well tended rear garden that is child/pet friendly and not directly overlooked.

The village itself offers a bus service, supermarket shopping, a post office and individual businesses. Coastal areas and the North Yorkshire Moors are also within easy reach. Viewing comes highly recommended.

Accommodation

Hallway 9' 9" x 6' 2" (2.97m x 1.88m)

Upvc double glazed entrance door, front aspect upvc double glazed bay window and a double radiator.

Lounge Incorporating Dining Area 14' 3" x 23' 0" (4.35m x 7.00m)

Front aspect upvc double glazed window, two radiators, Adams style fire surround with a marble inset and hearth and a coved ceiling.

Conservatory 9' 2" x 8' 10" (2.79m x 2.68m)

Tiled floor, ceiling fan/light and an entrance door directly into the garden.

Kitchen 10' 10" x 8' 8" (3.31m x 2.64m)

Modern range of wall and base units with cupboards, drawers and solid oak worktops. One and a half inset stainless steel drainer and unit, built in gas hob and a fan assisted electric oven. Integrated fridge freezer, upvc double glazed window, storage cupboard, wall mounted gas combination boiler and a personal door into the garage.

First Floor

Landing

Upvc double glazed window and double radiator. Access to a loft space which is 3/4 boarded and insulated.

Bedroom 1 12' 6" x 9' 11" (3.81m x 3.02m)

Upvc double glazed window and a double radiator.

Bedroom 2 10' 2" x 10' 3" (3.11m x 3.13m)

Distant hill views from the upvc double glazed window. Double radiator.

Bedroom 3 7' 2" x 9' 7" (2.18m x 2.93m)

Upvc double glazed window, radiator and a deep shelved overstairs linen cupboard.

New Bathroom 5' 4" x 6' 7" (1.62m x 2.01m)

White suite comprising of a panel bath with an electric shower over, low flush wc and a pedestal wash hand basin. Radiator, PVC panelled walls and ceiling. Upvc double glazed window.

Externally

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Driveway

Set behind a brick boundary wall is the extensive block paved driveway providing off road parking for two cars.

Attached Garage 7' 10" x 21' 10" (2.39m x 6.65m)

Larger than average with an up and over door, power/electric lights, plumbing for a washing machine, workbench and an access door into the garden and a personal door into the kitchen.

Enclosed Rear Garden

Incorporates a patio area, lawn, shed and is not directly overlooked.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

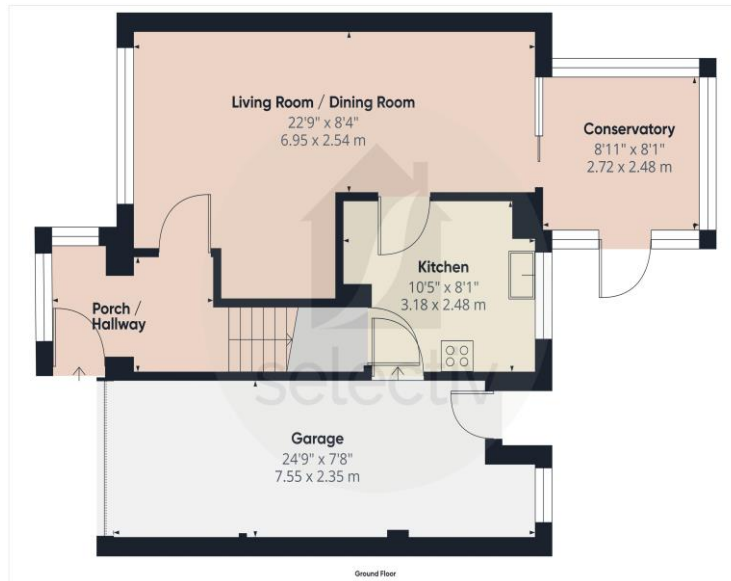
A full Energy Performance Certificate is available upon request.

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**

Agent Notes

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Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.