

FOR SALE



The Forge, Brotton

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000



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- Three Bedrooms
- Spacious Rear Garden
- Parking
- Downstairs Cloakroom
- Kitchen/Diner

DESCRIPTION Martin & Co are delighted to market this three bedroom semi detached house would be an excellent first time purchase located in a popular cul-de-sac The Forge in Brotton. The house is close by to schools, shops and local amenities. The floorplan comprises of an entrance hall, a living area, downstairs cloakroom and a good size kitchen/dining area with double glazed French doors leading on to the rear garden. Upstairs there are three bedrooms, family bathroom with shower and loft access. Externally: Great parking facilities, lawn to border front garden and a good size enclosed rear garden. Viewings come highly recommended with the advantage of no forward chain.

ENTRANCE HALL 3'6x4'8 Door - Front elevation, 1 x radiator and flooring.

LIVING ROOM 15'8x10'6 1 x double glazed front day window, wood effect flooring, 1 x radiator and television point.

LOBBY Wood effect flooring, storage and access to cloakroom.

CLOAKROOM 3'6x5'6 1 x double glazed window side elevation, 1 x radiator, w/c, wash hand basin and flooring.

KITCHEN/DINER 9'6x13'6 1 rear double glazed window, double glazed double French doors to the rear, boiler, wood effect flooring, gas hob, electric oven, cooker hood, stainless steel sink and drainer. Work surfaces, wall and base units.

LANDING 9'3x6'7 Carpet flooring and loft access.

BEDROOM 9'2x11'5 2 x front double glazed windows, carpet flooring, bulk head and built in robes.





BEDROOM 11'0x6'10 1 x double glazed rear window, 1 x radiator and flooring.

BEDROOM 8'0x6'5 1 x rear double glazed window, 1 x radiator and flooring.

BATHROOM 6'2x6'10 1 x side double glazed window, w/c, wash hand basin, flooring, bath, shower, extractor fan and 1 x radiator.

EXTERNAL Parking

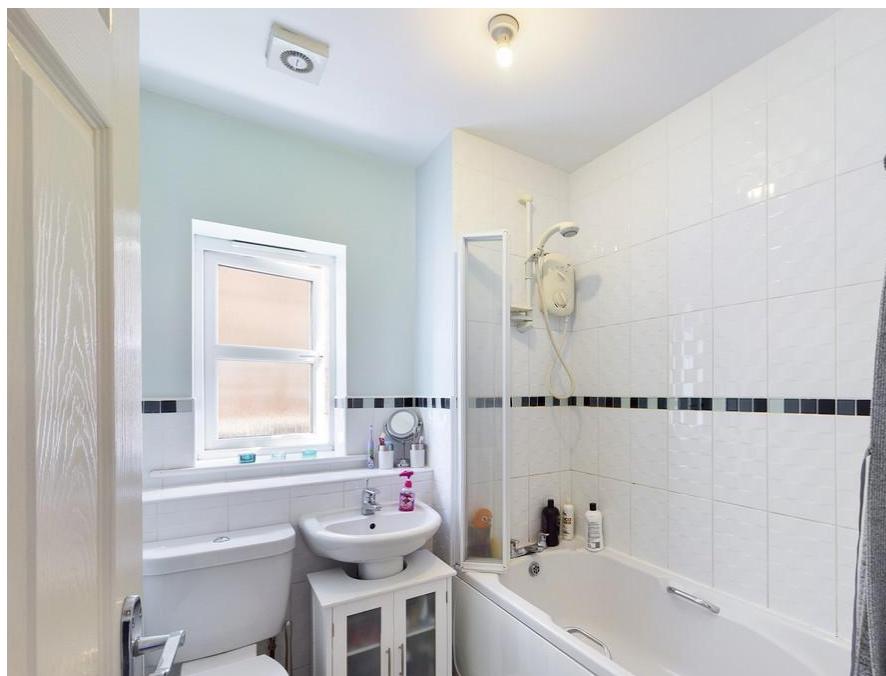
Side access

Outside rear light

Outside tap

Enclose rear garden with patio area and lawn to borders.





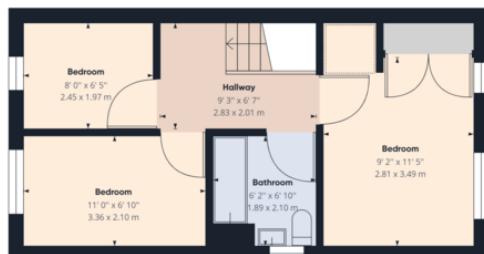
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Approximate total area⁽¹⁾

705.87 ft²
65.58 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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