

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.

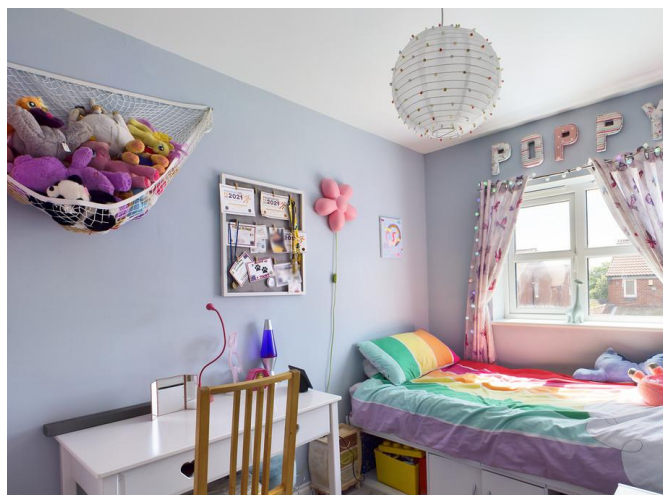
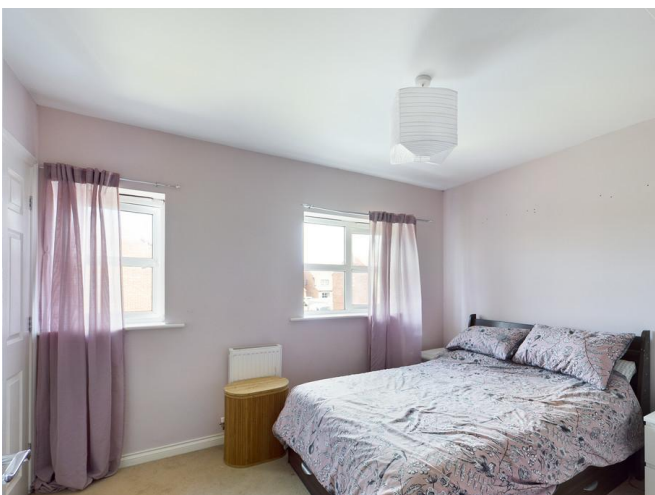
EXTERNAL Parking

Side access

Outside rear light

Outside tap

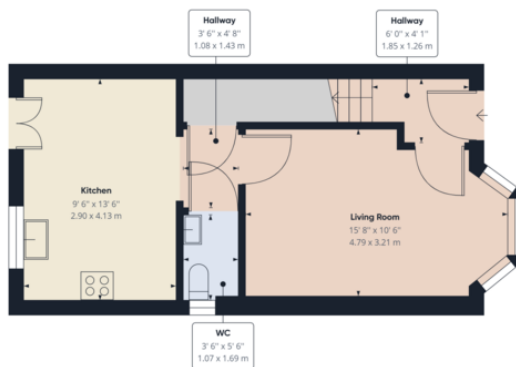
Enclose rear garden with patio area and lawn to borders.



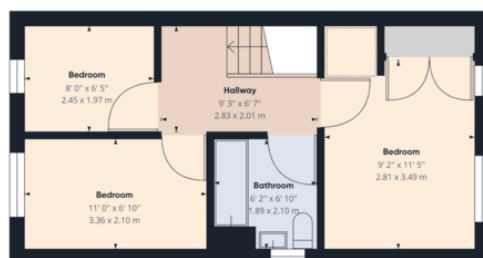


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Ground Floor Building 1



1st Floor Building 1

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.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.