



Inglebys

Estate Agents



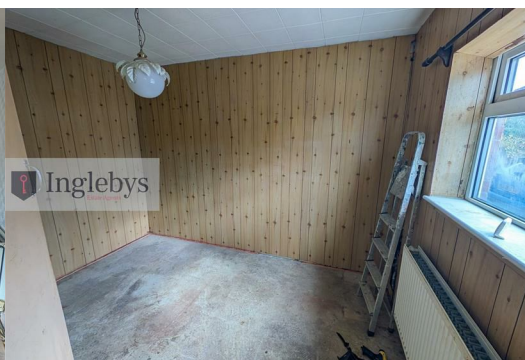
15 Willow Drive

Brotton, TS12 2SB

£85,000



In need of a full programme of refurbishment, a 3 bedroom mid-terraced residence, with off street parking and enclosed rear garden.



Tenure: Freehold
Council Tax: Redcar & Cleveland Band A
EPC Rating: Await EPC

Entrance Hall
Stairs rising to the first floor

Living Room 17'8" x 11'3" (5.4m x 3.45m)
uPVC windows to the front and rearm open fire radiator

Dining Room 11'2" x 9'0" (3.41m x 2.75m)
uPVC window to the front aspect radiator

Kitchen
Range of wall and base units laminate work top, sink, window to the rear door to the rear access to outside W.C, coal house and wooden lean to.

Bedroom One 11'8" x 10'4" (3.56m x 3.16m)
uPVC window

Bedroom Two 10'11" x 8'7" (3.35m x 2.63m)
uPVC window

Bedroom Three 8'8" x 8'1" (2.65m x 2.47)
uPVC window, combi boiler

Bathroom 8'4" x 5'7" (2.55m x 1.71m)
uPVC window to the rear, low level W.C, wash hand basin, corner shower cubicle

Externally
Block paved drive to the front, enclosed rear garden

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 upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

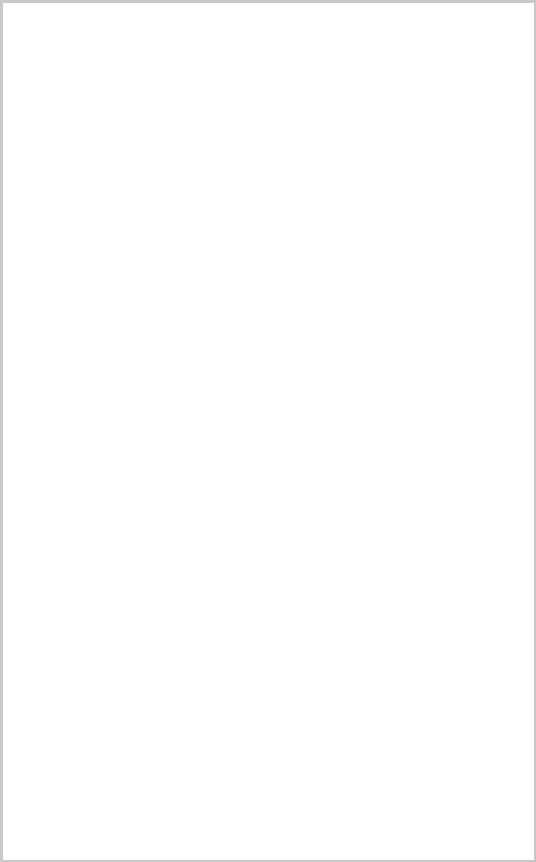
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Area Map



Floor Plans



Energy Efficiency Graph

