Inglebys
Estate Agents



15 The Forge

Brotton, TS12 2QH

Offers Around £230,000

4 2 1

A delightful four bedroom family home, ideally located on a modern estate within Brotton.
Built by Mcinerney Home to the Pembrokeshire design, with front and back gardens, off street parking for several vehicles and within a short commuting distance to the beach and countryside.

Available immediately and with no onward chain.







Tenure details - Freehold.

Council Tax Band - Band- D

EPC Rating - C

Living Room 10'1" x 16'8" (3.08 x 5.10)
Double glazed window to the front aspect.
Radiator.
Open plan to the Dining Area.

Dining Area 8'0" x 8'11" (2.44 x 2.73)
Double glazed French doors, open to the rear garden.
Radiator.

Kitchen/ Dining Room 8'9" x 12'7" (2.68 x 3.86)
Double glazed windows to the rear and side aspects.
A range of fitted wall and base units with upgraded granite roll top work surfaces.
Ceramic tile flooring.
Radiator.

Utility 5'0" x 4'3" (1.53 x 1.31)
Partially glazed uPVC door to the side external.
Granite roll top work surface.
Plumbing for a washing machine.
Doorway to the Cloaks/WC.

Cloaks/WC 5'0" x 2'9" (1.53 x 0.86)
Double glazed, frosted window to the rear aspect.
Low level WC and corner pedestal wash hand basin.
Cermaic tile flooring.
Radiator.

First Floor Landing
Loft access hatch.

Master Bedroom 10'3" x 10'2" (3.14 x 3.10)
Double glazed window to the front aspect.
Built in wardrobes.
Radiator.
Doorway to the En Suite.

En Suite 4'5" x 4'11" (1.37 x 1.52)
Double glazed, frosted window to the side aspect.
Half tiled walls.
Ceramic tile flooring.
A white suite comprising of a low level WC, pedestal wash hand basin and a glass shower enclosure.
Radiator.

Bedroom Two 10'0" x 10'2" (3.05 x 3.12)
Double glazed window to the rear aspect.
Radiator.

Bedroom Three 8'11" x 9'0" (2.72 x 2.76)
Double glazed window to the front aspect.
radiator.

Bedroom Four 7'0" x 9'0" (2.15 x 2.76)
Double glazed window to the rear aspect.
Radiator.

Family Bathroom 5'0" x 9'0" (1.53 x 2.76)
Double glazed, frosted window to the rear aspect.
A white suite comprising of a low level WC, pedestal wash hand basin and a panelled bath.
Stainless steel heated towel rail.
Half tiled walls.
Ceramic tile flooring.

External
The gardens to the front and rear are laid to lawn.

Integrated Garage
With up and over door.

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.

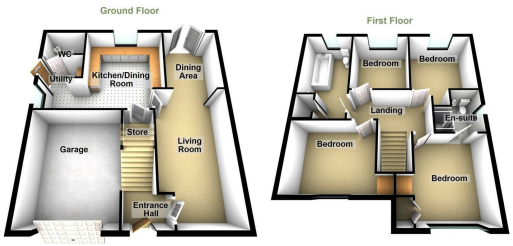
Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

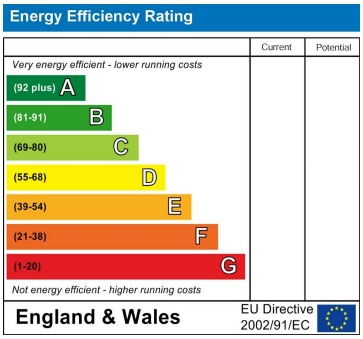
Area Map



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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