



Inglebys

Estate Agents



36 Foster Street

BROTTON, TS12 2TR

£55,000



Attractively priced to encourage a quick sale, a 3 bedroom mid-terraced residence in need of some modernisation. Available with Immediate Vacant Possession, a perfect investment or First Time Buy



In need of some refurbishment, and attractively priced to reflect this, a 3 bedroom mid-terraced residence with two reception rooms and enclosed rear yard, close to all local amenities and transport links. An ideal First Time Buy or Investment Opportunity.

Tenure: Freehold
Council Tax: Redcar and Cleveland, Band A
EPC Rating: D

Entrance Hall

uPVC door, radiator, stairs to first floor

Living Room 12'2" x 10'5" (3.73m x 3.2m)

uPVC window to the front aspect, feature fire surround, radiator

Dining Room 12'7" x 11'6" (3.84m x 3.52m)

uPVC window to the rear aspect, ornamental coal burning stove, period storage cupboard, radiator

Kitchen 12'6" x 5'10" max (3.82m x 1.78m max)

In need of refurbishment, a selection of base and wall units, laminate effect worktops, stainless steel sink with mixer tap uPVC window and door, understairs storage, wall mounted combi boiler

Utility

Wooden construction with electric, access to rear yard

Landing Area

Storage Cupboard, Loft hatch

Family Bathroom 10'2" x 10'0" (3.11m x 3.05m)

2x uPVC windows, panel bath with electric shower over, glazed screen, low level w.c, pedestal wash hand basin, towel rail, linen cupboard

Bedroom One 12'3" x 9'1" (3.74m x 2.79m)

uPVC window to the front aspect, ornamental fire surround, radiator

Bedroom Two 10'2" x 10'0" (3.11m x 3.05m)

uPVC window to the rear aspect, ornamental fire surround, radiator

Bedroom Three 9'3" x 5'11" (2.83m x 1.82m)

uPVC window to the front aspect, radiator

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.

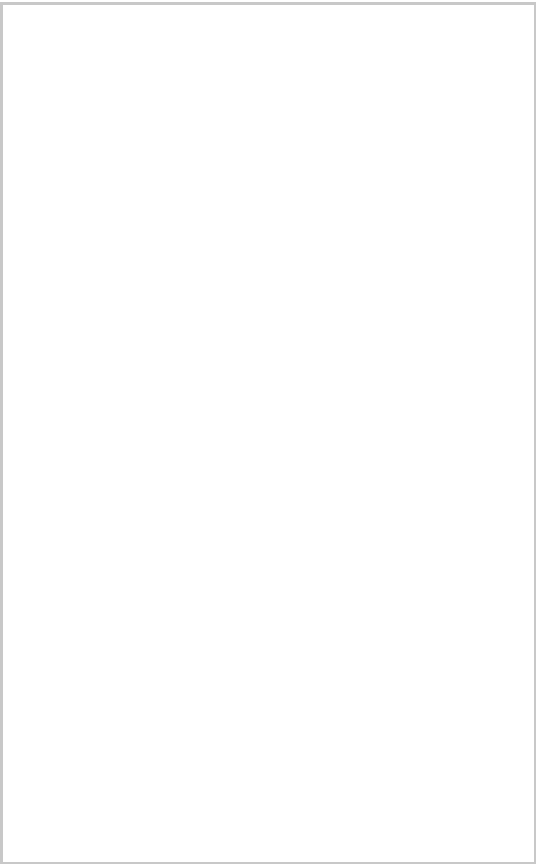
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

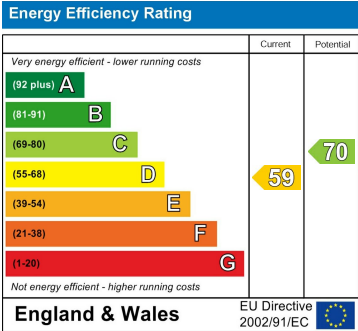
Area Map



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.