



## 14 Beech Grove

Brotton, TS12 2UY

**£135,000**



Welcome to this charming semi-detached house located on Beech Grove of Brotton. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing. With three cosy bedrooms, there's ample space for the whole family.



Situated close to local schools and transport links, this home offers both convenience and accessibility. The enclosed rear garden provides a private outdoor space where you can enjoy al fresco dining or simply bask in the sunshine.

Parking is a breeze with a driveway and garage for added convenience. Nestled in a quiet cul-de-sac, peace and tranquillity are guaranteed, making it an ideal retreat from the hustle and bustle of everyday life.

Don't miss this opportunity to make this property your family home.

Tenure: Freehold  
Council Tax: Redcar & Cleveland B  
EPC Rating: D

**Porch 4'4" x 3'4" (1.34m x 1.02m)**

**Living Room 17'1" x 11'10" (5.21m x 3.63m)**  
Double glazed bay window to the front aspect. Living flame effect electric fire in feature surround. Laminate flooring. Radiator. Stairs to the first floor.

**Dining Room 10'5" x 8'5" (3.2m x 2.57m)**  
Laminate flooring. Radiator. Sliding door opening to the patio.

**Kitchen 10'5" (max) x 8'3" (3.2m (max) x 2.54m)**  
Double glazed window to the rear aspect. Recently fitted with a range of matching wall and base units incorporating marble effect roll top work surfaces with a single drainer sink unit with a mixer tap over. Built in electric oven and hob. Space for a fridge and washing machine. Built-in cupboard housing the gas combination boiler. Built-in pantry cupboard. Tiled flooring.

**First Floor Landing 7'3" x 7'0" (2.23m x 2.14m)**  
Double glazed window to the side aspect. Loft access provided by a hatch.

**Bedroom One 12'5" x 9'8" (3.81m x 2.97m)**  
Double glazed window to the front aspect with stunning coastline views. Radiator.

**Bedroom Two 9'10" x 9'8" (3.02m x 2.97m)**  
Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

**Bedroom Three 9'4" x 7'0" (2.85m x 2.14m)**  
Double glazed window to the front aspect. Radiator. Built-in over-stair cupboard.

**Family Bathroom 7'0" x 5'5" (2.14m x 1.66m)**  
Double glazed window to the rear aspect. Comprising of a three piece suite including a low level WC, pedestal wash hand basin and a panelled bath with a shower over. Radiator. Tiled effect flooring.

**Externally**  
There are generous gardens to the front and rear of the property. A driveway provides off-road parking and access to the garage.

**Garage**  
Single detached garage with power and light.

**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.

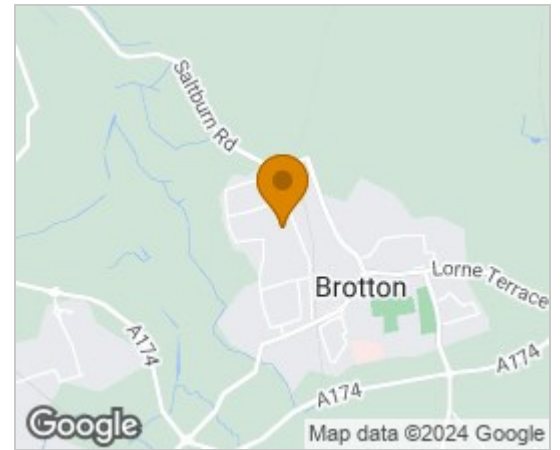
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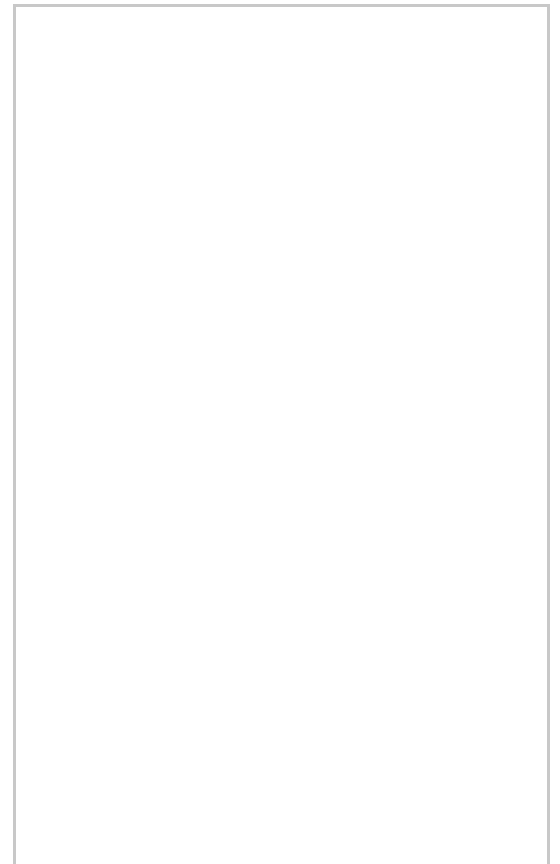
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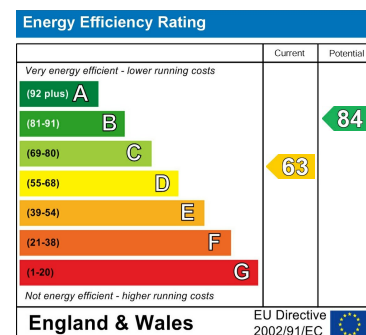
## Area Map



## Floor Plans



## Energy Efficiency Graph



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