



# Inglebys

Estate Agents



## 130A High Street

Brotton, TS12 2PY

**£60,000**



Welcome to this charming ground-floor apartment located on the High Street in the lovely town of Brotton. This property boasts one reception room, one bedroom, and one bathroom, making it a cosy and manageable living space perfect for a single person or a couple.



Although this apartment is in need of modernisation, its potential is truly exciting. Tucked away behind the bustling High Street, you'll find yourself close to shops and schools, providing convenience and a vibrant community atmosphere right at your doorstep.

This property is not just a place to live; it's a fantastic investment opportunity or an ideal choice for a first-time buyer looking to make their mark on a property. The fact that it is offered for sale with no onward chain means you can swiftly make this apartment your own without any delays.

Additionally, the enclosed rear yard offers a private outdoor space where you can relax or entertain guests. Imagine enjoying a cup of tea or hosting a small gathering in this quaint area.

Don't miss out on the chance to transform this apartment into a stylish and comfortable home. With its prime location and great potential, this property is waiting for someone to bring out its full charm and character.

Tenure: Awaiting Details.

Council Tax Band: Band-A.

EPC Rating: D.

**Entrance Vestibule 4'9" x 3'4" (1.45m x 1.03m)**

UPVC double glazed door to the front elevation.

**Living Room 18'6" x 11'6" (5.66m x 3.52m)**

UPVC triple glazed window to the front aspect. Carpeted. Radiator.

**Kitchen 16'1" x 7'11" (max) (4.92m x 2.43m (max))**

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink. Space for freestanding dual-fuel cooker & fridge / freezer. Tiled splash-backs. Vinyl flooring. UPVC triple glazed windows to the side & rear aspects. Plumbing for washing machine. Radiator. Wall-mounted Worcester combi-boiler.

**Bathroom 6'9" x 5'3" (2.06m x 1.62m)**

Panel bath with shower above. Low-level W/C. Pedestal hand basin. UPVC triple glazed window to the rear aspect. Radiator. Part-tiled walls.

**Bedroom 10'10" x 10'9" (3.31m x 3.30m)**

Fitted wardrobes. Carpeted. Radiator. UPVC triple glazed French doors open to the Rear Courtyard.

**External**

**Rear Courtyard**

Enclosed private patio area with gated right of way access to the front elevation.

**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.

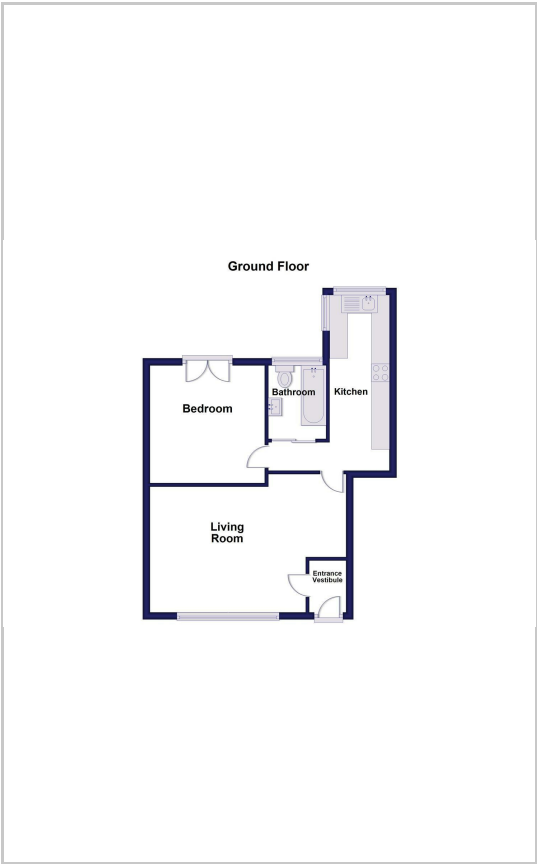
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

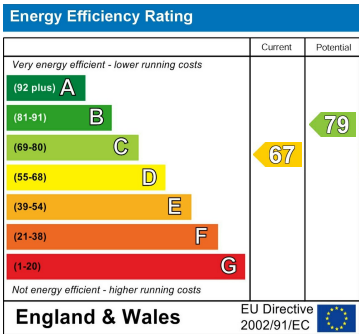
Area Map



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.