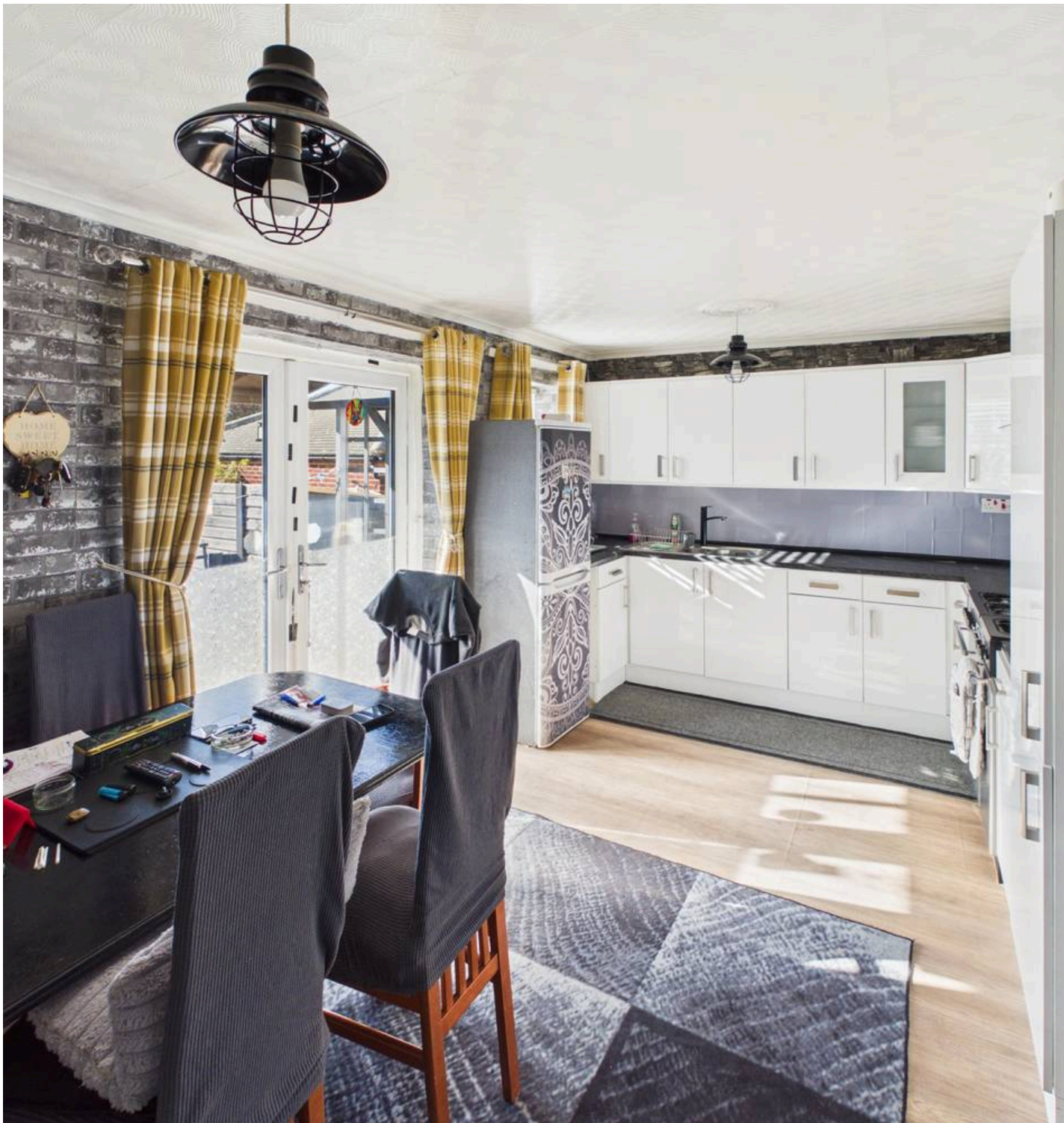




The Lodge Coach Road, Brotton
£249,950





The Lodge Coach Road

Brotton, Saltburn-By-The-Sea

A 3/4 bedroom detached character home on Coach Road, Brotton with spacious rooms, large gardens, historic railway links, flexible layout & no onward chain. Potential to enhance (subject to consents).

- Three Bedroom Detached House
- Historic Railway Building
- Extensive Side & Rear Gardens
- Close to Amenities & Transport Links
- Character Property with Original Features

The Lodge Coach Road

Brotton, Saltburn-By-The-Sea

A rare opportunity to acquire a **three/four-bedroom detached character property on Coach Road, Brotton**, offering spacious accommodation, extensive gardens and a fascinating connection to the area's railway history.

The property forms part of a **historic building associated with the former railway**, giving the home a distinctive character and sense of heritage rarely found in modern properties.

Internally, the accommodation is generously proportioned throughout, with **large rooms offering excellent flexibility for modern family living**.

The ground floor provides a welcoming entrance, spacious reception rooms and a well-sized kitchen, while upstairs are **three good-sized bedrooms** together with the bathroom.

Externally, the property is particularly appealing, enjoying **extensive gardens to the side and rear**, providing plenty of space for outdoor entertaining, gardening or simply enjoying the privacy and surroundings. There is also considerable potential for the property to be further enhanced to suit individual requirements, subject to any necessary consents.

The property is offered for sale with **no onward chain**, making it an attractive proposition for those looking for a character home with generous proportions, substantial gardens and a unique local history.

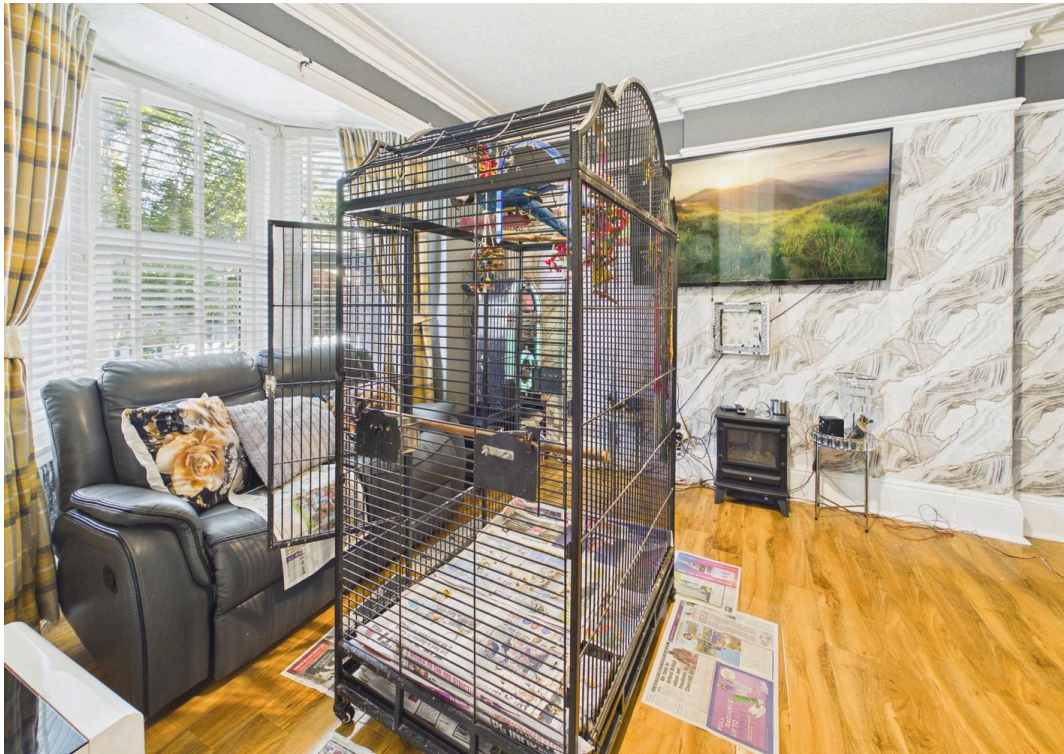
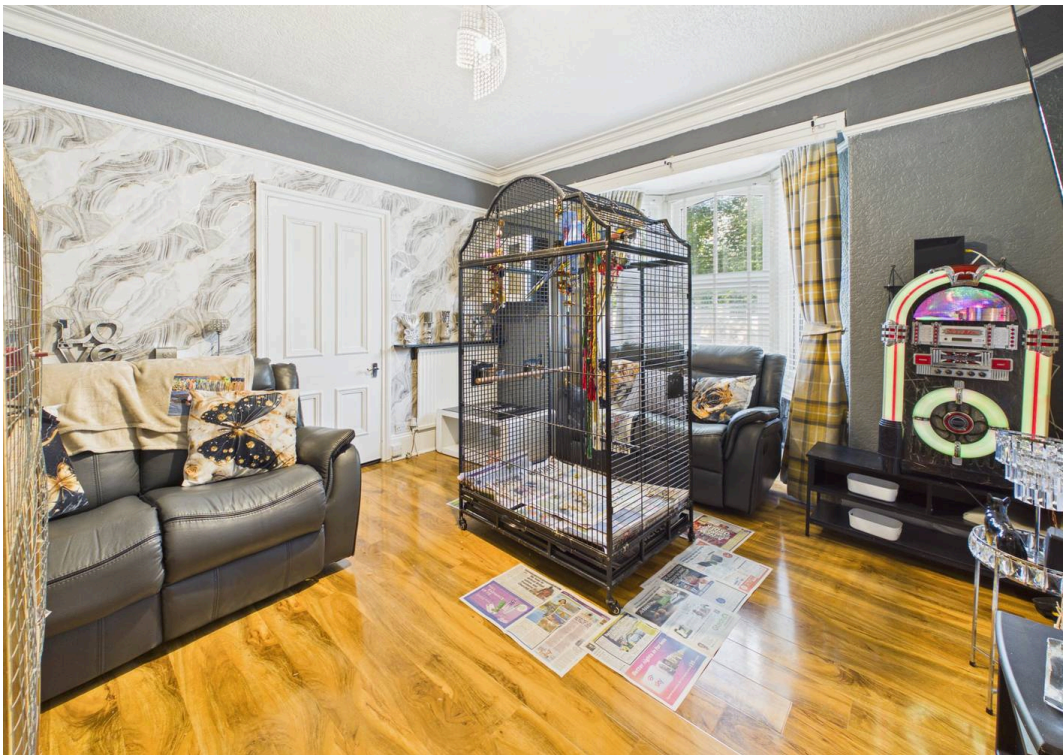
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



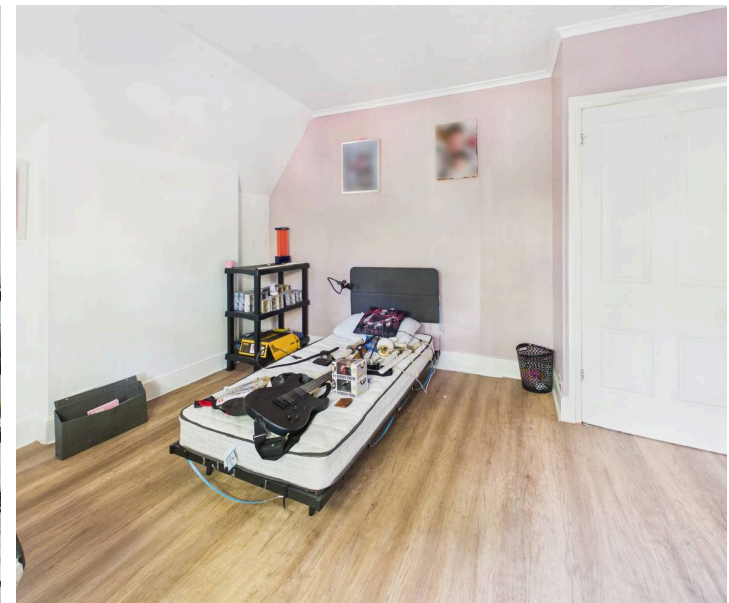
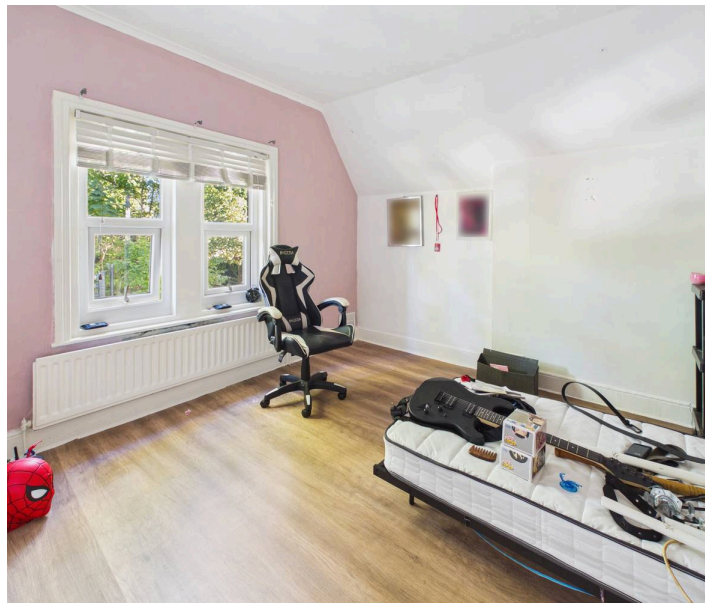


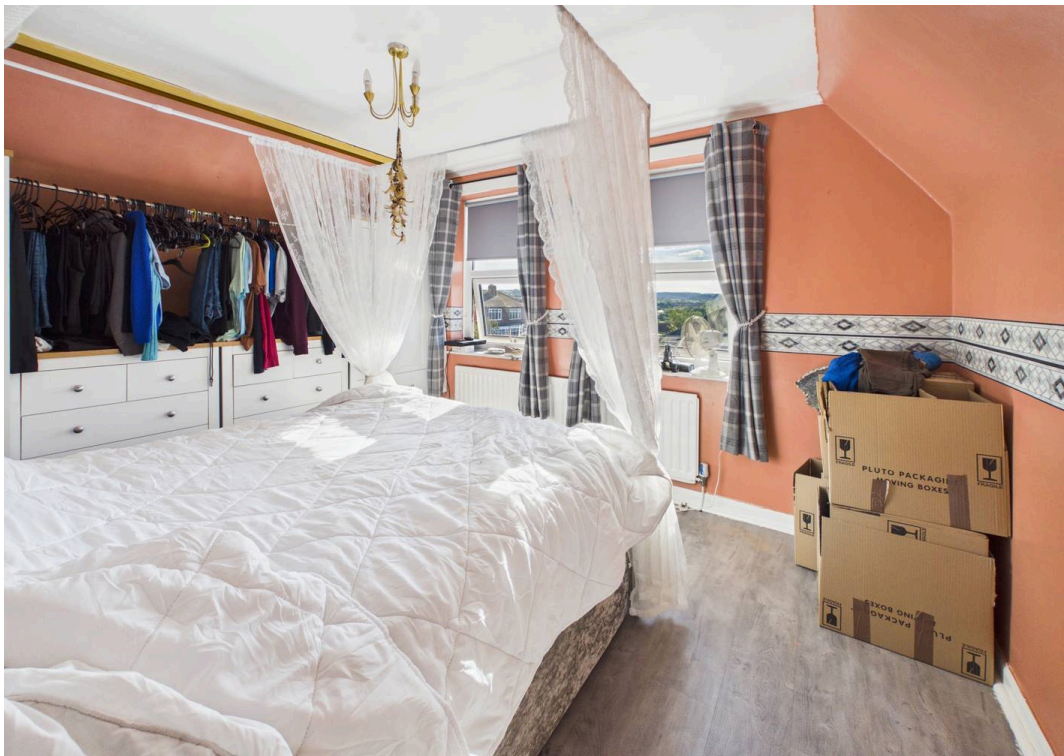
Buyers Identification Check(s)

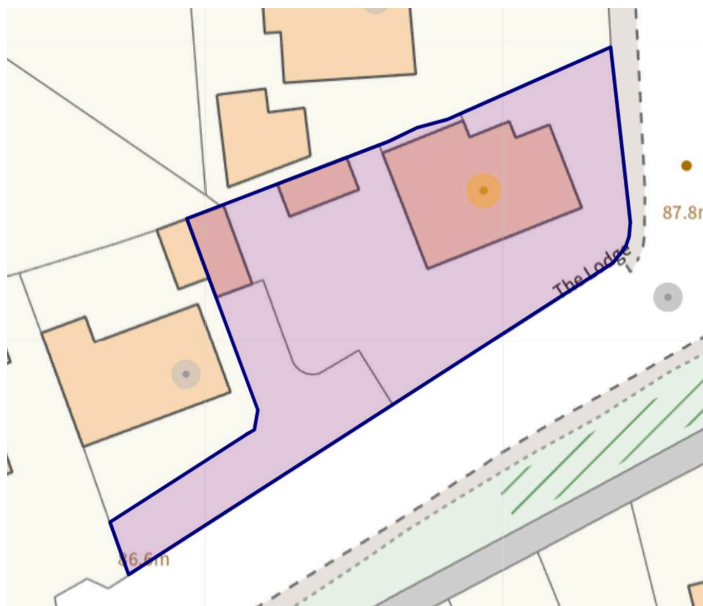
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

LS/06102026







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Floor 0



Floor 1



Michael Poole

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