

CHILD STREET, BROTON, TS12 2SU



- ▲ Great For a Buy to Let or First Time Buyer
- ▲ No Chain
- ▲ Two Bedrooms

- ▲ Central Location
- ▲ Open Plan Living
- ▲ Close to Amenities & Transport Links

£55,000

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Offered for sale with no onward chain. End-terrace 2-bedroom property offering excellent investment potential. Ideal as a buy-to-let or a first-time purchase, with a practical layout and strong rental appeal.

GROUND FLOOR

ENTRANCE

LOUNGE/KITCHEN - 5.056m × 4.640m (16'7" × 15'3")

Open plan lounge kitchen area offering spacious living space and kitchen area with a range of wall and base units, integrated electric oven and hob, space for a washing machine, UPVC double glazed windows and radiator.

FIRST FLOOR

BEDROOM ONE - 3.866m × 2.163m (12'8" × 7'1")

A double bedroom to the front aspect of the property with UPVC double glazed window and radiator.

BEDROOM TWO - 2.835m × 2.310m (9'4" × 7'7")

A double bedroom with UPVC double glazed window and radiator.

BATHROOM - 1.860m × 2.019m (6'1" × 6'7")

Family bathroom with white three piece suite including bath, pedestal wash hand basin and low level WC.

AGENTS REF: - EE/LS/RED260134/02042026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

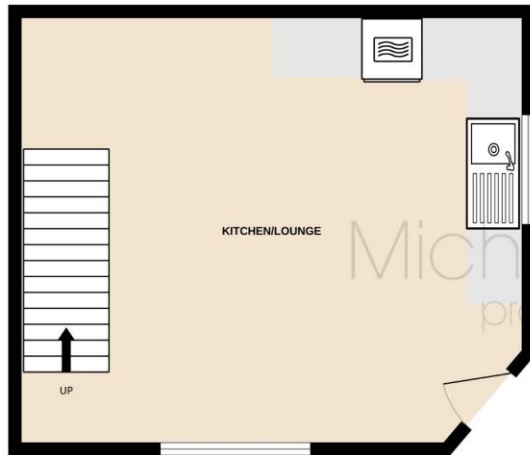
Tel: **01287 552280**

TO VIEW: Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD

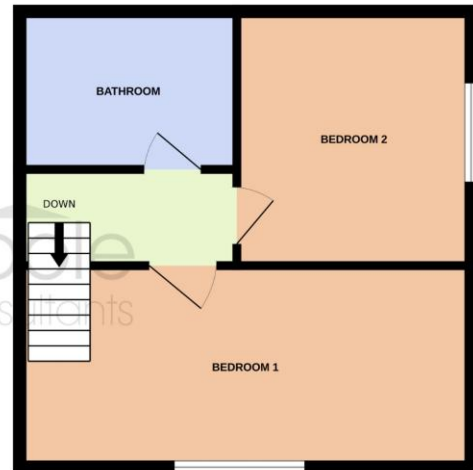
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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