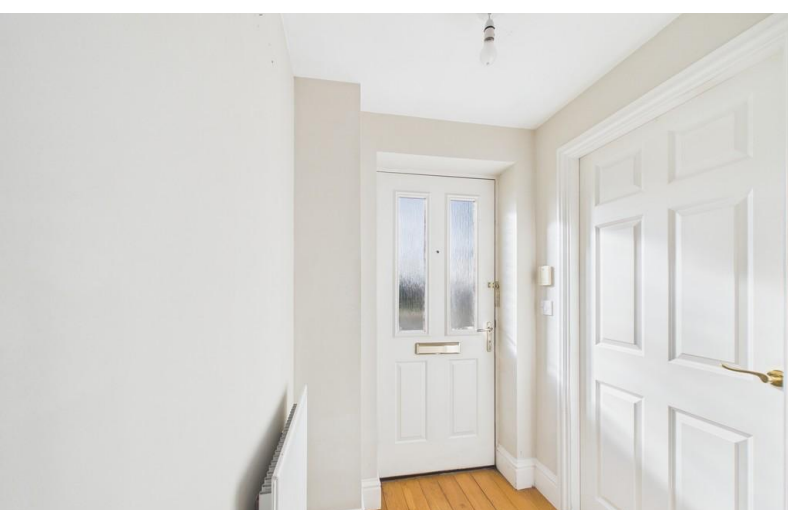


FOR SALE



Broctune Gardens, Brotton

2 Bedrooms, 1 Bathroom, Cottage

£175,000



Broctune Gardens, Brotton

2 Bedrooms, 1 Bathroom

£175,000

- Great For First Time Buyers
- Quiet Location
- Close to schools, shops, and transport links
- Chain Free
- Ready To Move Right In



FULL DESCRIPTION Martin & Co welcome to the market this beautifully presented two-bedroom stone-built cottage situated in a sought-after location. The property offers charming and well-maintained accommodation throughout, benefiting from a private garden and off-street parking, ensuite to main bedroom and ground floor wc. Ideally positioned close to local amenities and transport links, this delightful home would suit first-time buyers, downsizers, or investors. Viewings come highly recommended. Call Martin & Co 01287 631 254 to arrange yours.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, central heating radiator, laminate flooring and stairs leading to the first floor.

LOUNGE 12' 2" x 16' 3" (3.71m x 4.96m) To front aspect. White wood mantle fire surround incorporating gas fire, carpet flooring, designer central heating radiator and sash window.

KITCHEN/DINER 15' 5" x 10' 3" (4.72m x 3.13m) To rear aspect. Range of wall, base and drawer units with white wood effect fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, tiled splash backs, wood work surfaces, gas hob, electric oven, extractor hood, wood flooring, inset lighting, double panelled central heating radiator, under stairs storage cupboard, concealed wall mounted Baxi gas central heating boiler and sash window.

LOBBY uPVC door to rear garden, central heating radiator and wood flooring.



CLOAKROOM Part tiled. White low level WC with push button flush, pedestal wash hand basin, wood flooring, central heating radiator and sash window.

FIRST FLOOR

LANDING With loft access hatch.

BEDROOM ONE 12' 2" x 16' 6" (3.72m x 5.03m) To front aspect. Fitted cupboard, central heating radiator and sash window.

ENSUITE Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubical with thermostatic shower, extractor, inset lighting and central heating radiator.

BEDROOM TWO 8' 3" x 10' 3" (2.52m x 3.14m) To rear aspect. Central heating radiator and sash window.

BATHROOM Part tiled. White suite comprising: low

level WC with push button flush, pedestal wash hand basin, panelled bath, extractor, carpeted flooring, heated towel rail and sash window.

EXTERNALLY

GARDENS The front garden is mainly pebbled with paved pathway. The fenced and part walled enclosed rear garden is fully paved with a raised patio area Cold water external tap.

PLEASE NOTE This property has a service charge of £100 per year.

PARKING Providing parking bay to the front of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.