

ERRINGTON STREET, BROTON, TS12 2TA



- ▲ Two Self-Contained Flats Within One Building
- ▲ Well Maintained & In Good Overall Condition
- ▲ Located In a Popular Rental Area with Strong Tenant Demand
- ▲ Each Flat Has Its Own Private Entrance
- ▲ Functional Layouts Suitable for Long-Term Lets
- ▲ Minimal Immediate Maintenance Required
- ▲ Close to Local Amenities, Schools & Transport Links
- ▲ Ideal For Buy-To-Let Investors Seeking Steady Rental Income

£120,000

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A well-maintained pair of flats located on Errington Street in Brotton, offering a solid opportunity for investors looking to expand their rental portfolio.

Both flats are in good condition and currently well looked after, requiring little immediate work. Each property benefits from its own entrance, functional layouts, and all the essentials for comfortable living. The building is situated in a well-established residential area popular with renters, with strong local demand for long-term lets.

Brotton is conveniently positioned close to Saltburn-by-the-Sea and Guisborough, with a range of local amenities, schools, and transport links nearby. The area is known for steady rental yields and ongoing tenant demand.

These properties would suit buy-to-let investors seeking low-maintenance units with reliable return potential.
No Known Rights of Way

GROUND FLOOR

ENTRANCE - 0.97m x 3.28m (3'2" x 10'9")

DINING ROOM - 4.14m x 3m (13'7" x 9'10")

LIVING ROOM - 5.05m x 2.46m (16'7" x 8'1")

KITCHEN - 2.16m x 3.94m (7'1" x 12'11")

BATHROOM - 1.5m x 2.6m (4'11" x 8'6")

BEDROOM THREE - 2.03m x 3.8m (6'8" x 12'6")

LAUNDRY ROOM - 1.5m x 1.27m (4'11" x 4'2")

HALLWAY - 0.9m x 1.96m (2'11" x 6'5")

BEDROOM TWO - 2.72m x 3.38m (8'11" x 11'1")

BEDROOM ONE - 2.9m x 3.48m (9'6" x 11'5")

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

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FIRST FLOOR

ENTRANCE HALL - 2.34m x 1.22m (7'8" x 4')

LOUNGE - 4.34m x 1.98m (14'3" x 6'6")

KITCHEN - 5.08m x 2.64m (16'8" x 8'8")

BEDROOM ONE - 3.7m x 4.22m (12'2" x 13'10")

BEDROOM TWO - 3.78m x 3.48m (12'5" x 11'5")

BEDROOM THREE - 3.84m x 3.89m (12'7" x 12'9")

BATHROOM - 2.3m x 2.6m (7'7" x 8'6")

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - JS/LS/RED250452/30052025

Council Tax Band: A (Both Flats) **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



ERRINGTON STREET, TS12 2TA





Floor 0



Floor 1

Approximate total area⁽¹⁾
1667 ft²

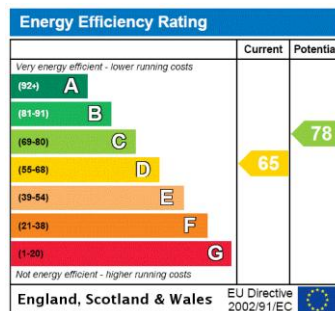
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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