PH ESTATE AGENTS



23 High Street

Brotton, Saltburn-By-The-Sea, TS12 2PG

£60,000

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ENTRANCE

3'10" x 3'7" (1.17m x 1.09m)

Stepping through the wooden front door, you are welcomed into a spacious and inviting entrance hallway, providing access to the main reception room and offering a pleasant introduction to the property.

RECEPTION ROOM

15'4" x 11'11" (4.67m x 3.63m)

The reception room is situated to the front aspect of the property and offers a well-proportioned and versatile living space, comfortably accommodating a two-piece suite. The room benefits from attractive built-in cupboards positioned within the two alcoves, providing useful storage while complementing the character of the room. A front-facing window allows natural light to flow into the space, while a radiator provides warmth. The room is further enhanced by a traditional fire surround with a coal fire, creating a welcoming focal point. Access is provided through to the kitchen.

KITCHEN

11'11" x 13'1" (3.63m x 3.99m)

The kitchen is positioned to the rear aspect of the property and is fitted with a range of white wall, base and drawer units, complemented by tiled work surfaces and a matching tiled splashback. There is ample space for a selection of freestanding appliances, providing a practical and functional kitchen environment.

The room benefits from a rear-facing window, allowing natural light to enter, together with a radiator for warmth. A traditional coal fire provides an additional focal point and adds character to the space. The kitchen also provides access to the ground floor WC and the rear hallway, which in turn leads to the rear garden and first-floor accommodation.

GROUND FLOOR W.C

3'6" x 4'11" (1.07m x 1.50m)

The ground floor WC is conveniently accessed from the kitchen and is fitted with a white two-piece suite comprising a hand wash basin and low-level WC. The room benefits from a frosted window, providing natural light while maintaining privacy, together with a radiator for added comfort.

REAR HALLWAY

6'1" x 2'9" (1.85m x 0.84m)

The rear hallway provides convenient access to the first floor, as well as direct access to the rear garden, creating a practical connection between the main living accommodation and the outdoor space.

LANDING

The first-floor landing is compact yet practical, providing access to the property's two bedrooms. The landing is finished with carpet flooring, creating a warm and comfortable feel throughout the first-floor accommodation.

BEDROOM ONE

15'4" x 11'11" (4.67m x 3.63m)

The first bedroom is positioned to the front aspect of the property and offers a well-proportioned space, comfortably accommodating a double bed along with larger freestanding storage units. The room benefits from a front-facing window, allowing plenty of natural light, while a radiator provides warmth. A built-in cupboard offers additional useful storage, and the room is finished with carpet flooring, creating a warm and inviting atmosphere.

BEDROOM TWO

12'2" x 13'2" (3.71m x 4.01m)

The second bedroom is situated to the rear aspect of the property and offers a generous and versatile space, comfortably accommodating a double bed along with larger freestanding storage units. The room benefits from a rear-facing window, allowing natural light into the space, together with a radiator providing warmth. A traditional coal fire adds character and creates an attractive focal point to the room, while a shower is also conveniently positioned within the bedroom.

The bedroom further benefits from direct access to the WC, providing additional convenience and practicality.

FIRST FLOOR W.C

3'6" x 5'10" (1.07m x 1.78m)

The WC is conveniently accessed directly from the second bedroom and is fitted with a white two-piece suite comprising a hand wash basin and low-level WC. The room benefits from a frosted window, providing natural light while maintaining privacy, along with a radiator for added comfort.

EXTERNAL

Externally, the property benefits from on-street parking to the front aspect, providing convenient access for residents and visitors. To the rear, there is a secure and enclosed yard, offering a practical outdoor space with potential for a variety of uses.

The property is ideally situated within easy walking distance of a range of local amenities, well-regarded schools and convenient bus links, making it an appealing choice for a variety of buyers. Furthermore, the property is offered for sale with no onward chain, providing a straightforward opportunity for those looking to move without the complications of an existing property chain.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the

process straightforward and transparent. Here's what you'll need:
Identification
• Valid passport or driving licence.
For Cash Purchases
• Evidence of cleared funds by way of a bank statement.
For Mortgage Purchases
• Evidence of deposit by way of a bank statement.
• Decision in principle from your lender.
• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.
Legal Services
We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!
Selling Your Property?
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:
• Professional photography
• Detailed floor plans
• Virtual property tour
• Listings on Rightmove, Zoopla, and On the Market
Next Steps
Once you're ready to make an offer:
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers
• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
• We reserve the right to amend or withdraw this property from the market at any time without notice.
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
For further details or clarification, please contact our office directly.





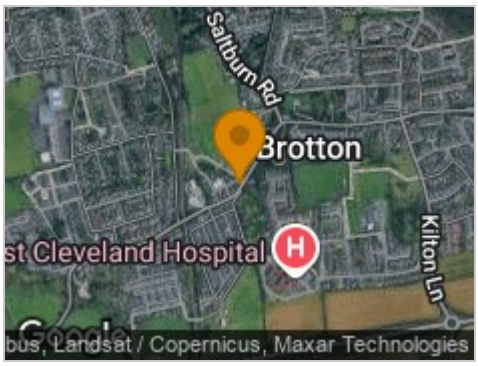




Road Map



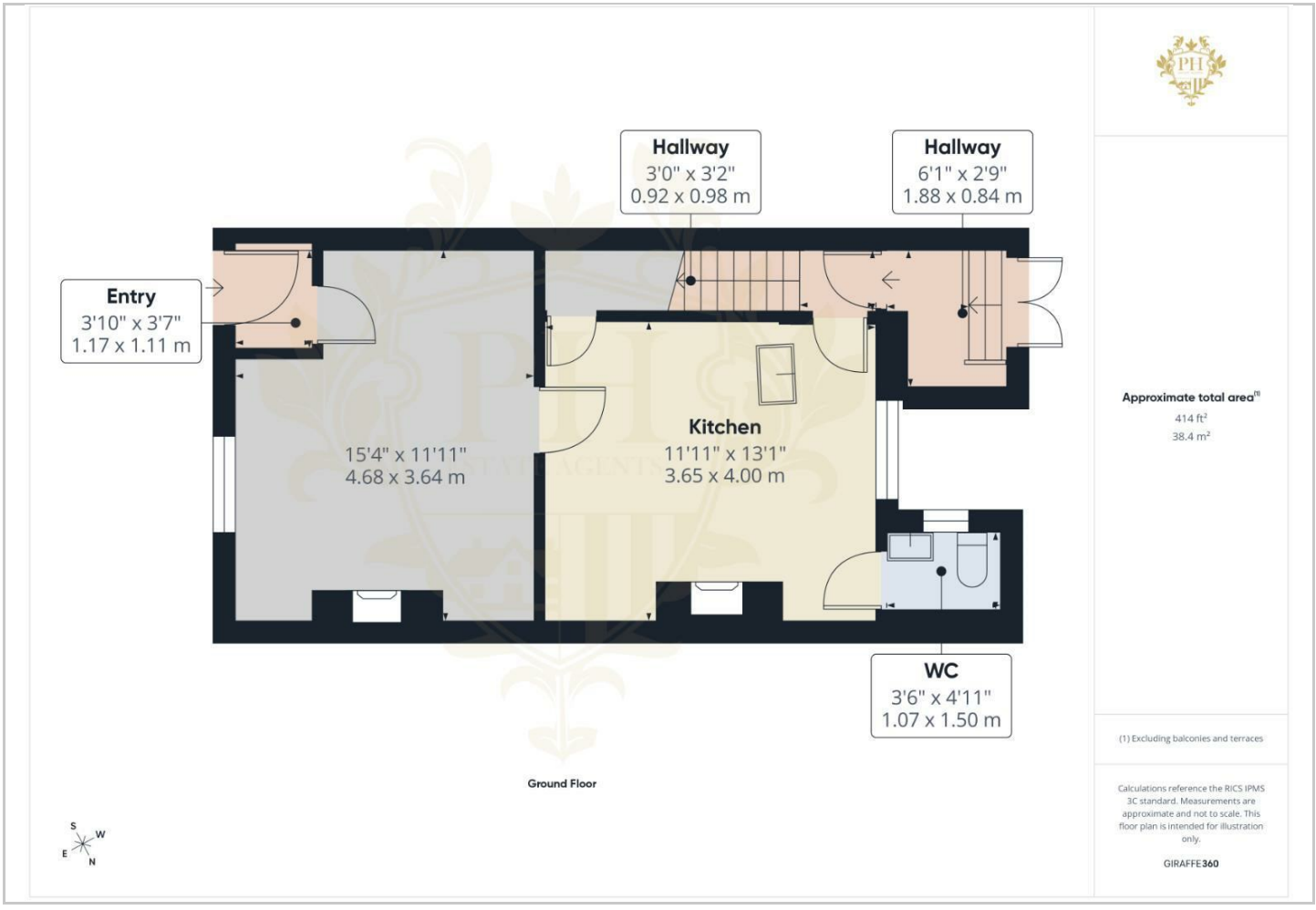
Hybrid Map



Terrain Map



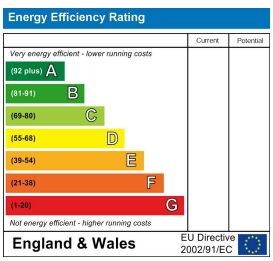
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

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.

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