



**Wilson Street, Brotton**

**TS12 2SS**

**Offers in the Region of**

**£57,500**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

An excellent opportunity to acquire this two-bedroom home in Brotton. This well-proportioned accommodation together with the added benefit of a useful basement and enclosed rear courtyard. The accommodation comprises an entrance hall, good-sized living room, fitted kitchen with breakfast bar and separate utility room. To the first floor are two well-proportioned bedrooms and a bathroom. A particularly useful feature is the basement, providing valuable additional storage space.

This property offers plenty of potential, for a purchaser to add their own style and finishing touches, and would make an excellent first home; it is also available to purchase with a sitting tenant in place, offering an attractive opportunity for investor seeking an established rental property.

Please call Kathryn Barr Estate Agents for more details.

### **Entrance Hall**

With access to the living room and staircase to the first floor.

### **Living Room**

A good-sized reception room featuring wooden laminate flooring and a contemporary wall-mounted electric fire creating an attractive focal point. Window to the front and radiator.

### **Kitchen**

Fitted with a range of wood-effect wall and base units, and stainless-steel sink. Integrated electric oven with hob and extractor above, together with spaces for a fridge and freezer. A breakfast bar provides a useful area for informal dining, with a door leading through to the utility room.

### **Utility Room**

Located just off the kitchen, this handy additional space provides room for a washing machine and tumble dryer, together with fitted wall storage and work surface. Window to the rear and door providing access to the enclosed courtyard.

### **First Floor Landing**

A long landing providing access to both bedrooms and the bathroom, with a window to the rear.

### **Bedroom One**

A well-proportioned double bedroom with a window to the front, radiator and useful cupboard housing the boiler.

### **Bedroom Two**

A further well-proportioned bedroom with a window to the front.





## Bathroom

Fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal hand wash basin and low-level w/c, and window to the front.

## Basement / Storage

A particularly useful addition to the property, the basement provides excellent additional storage space, ideal for household items, tools and general storage.

## Courtyard

Externally, the property benefits from an enclosed rear courtyard, providing a private and low-maintenance outdoor space.

## Location & Amenities

Brotton is a sizeable village on the North Yorkshire coast, in the Redcar and Cleveland local authority area. It lies between Saltburn-by-the-Sea and Loftus. Brotton grew significantly with the discovery of Cleveland ironstone. One attractive feature is that Brotton is within walking distance of the Cleveland Way/coastal paths, with routes linking towards Saltburn and Skinningrove. The Saltburn–Skinningrove coastal walk is around 14 km and passes through the Brotton area.

**Nearby Shopping, Eateries:** Brotton has a mixture of shops and eateries. SPAR shop on High Street, Value Grocers on Laburnum Road, a local butcher - Adamson Butchers, Brotton Pharmacy on High Street and a Post Office. There are several pubs/bars, including The Queens Arms, The Green Tree and The Brickyard.

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**PRS** Property  
Redress  
Scheme

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