

**FOR SALE**



**Broctune Gardens, Brotton**

**2 Bedrooms, 1 Bathroom, Cottage**

**Offers Over £150,000**

**MARTIN&CO**





## Broctune Gardens, Brotton

2 Bedrooms, 1 Bathroom

Offers Over £150,000

- Two Bedrooms
- Open Plan Kitchen/Diner
- Lobby
- Cloakroom
- Bathroom



**FULL DESCRIPTION** This two bedroom cottage has come to the market for sale located in Brotton which is on route to Saltburn, Whitby and Guisborough. The cottage has an open plan kitchen/diner, lobby, cloakroom and lounge downstairs and two bedrooms, bathroom and en-suite on the upper floor. Externally there is a parking bay and gardens to the front and rear. Viewings come highly recommended.

**\*\*Please note this property is a freehold property with a yearly management service charge set by Warsett Management Ltd. \*\***

### GROUND FLOOR

**ENTRANCE HALL** Entrance door and stairs leading to the first floor.

**LOUNGE** To front aspect. Wood mantle fire surround incorporating gas fire, carpet flooring, designer central heating radiator and sash window.

**KITCHEN DINER** 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, cupboard housing wall mounted Baxi 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.

**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** To front aspect. Fitted cupboard, central heating radiator and sash window.

**BEDROOM** To rear aspect. Central heating radiator and sash window.

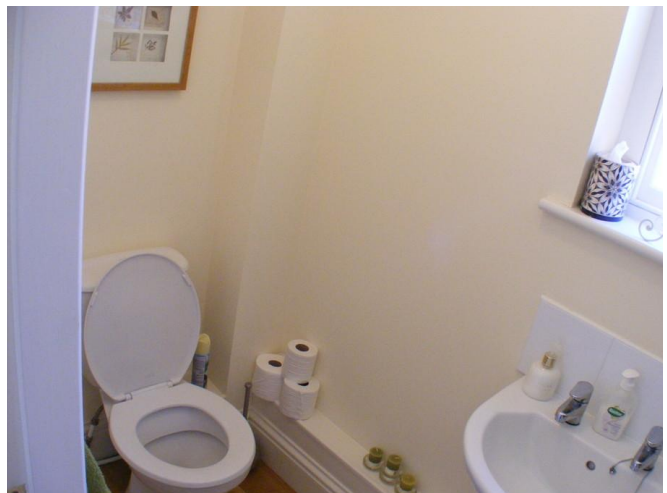
**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, extractor, carpet flooring, heated towel rail and sash window.

#### **EXTERNALLY GARDENS**

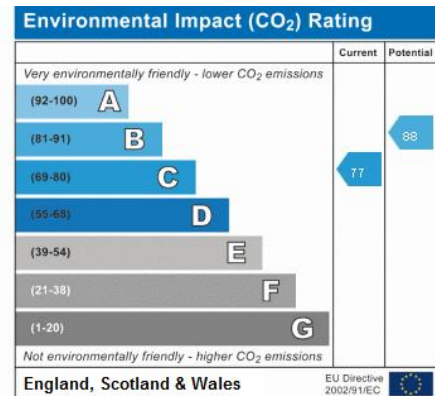
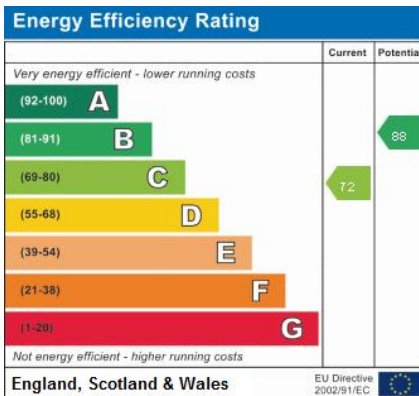
The front garden is mainly pebbled with paved pathway. The wall and fence enclosed rear garden is paved.

#### **PARKING**

Parking bay to the front of the property.









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## Martin & Co Guisborough

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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.