

**FOR SALE**



**Linden Road, Brotton**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**£80,000**



## Linden Road, Brotton

2 Bedrooms, 1 Bathroom

**£80,000**

- Ideal investment opportunity
- Great potential
- Close to collage/schools
- Close to amenities
- Fantastic large garden plot



**FULL DESCRIPTION** Martin & Co welcome to the market this ideal investment opportunity. This property has a loads of potential to an investor or a first time buyer who would like a project. Situated on a corner plot with large gardens. Consists of; Good size lounge, kitchen, bathroom and two bedrooms.

Call Martin & Co 01287 631254 to arrange a viewing.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** Aluminium entrance door and central heating radiator.

**LOUNGE** 12' 5" x 10' 7" (3.78m x 3.23m) To front aspect. uPVC window and stairs to second floor.

**KITCHEN** 8' 5" x 13' 9" (2.57m x 4.21m) To rear aspect. central heating radiator and window.

#### FIRST FLOOR

**LANDING** With uPVC window and loft access hatch to loft space.

**BEDROOM ONE** 10' 6" x 10' 9" (3.22m x 3.29m) To front aspect. Central heating radiator and uPVC window.

**BEDROOM TWO** 10' 6" x 8' 1" (3.21m x 2.48m) To rear aspect. Central heating radiator and window.

**BATHROOM** Part tiled. Coloured suite comprising: low level WC, pedestal wash hand basin, panelled bath with shower over, glazed side screen and window.

### EXTERNALLY



GARDEN The front garden is laid to lawn. The fence enclosed rear garden is mainly laid to lawn with pathway and drive way access.

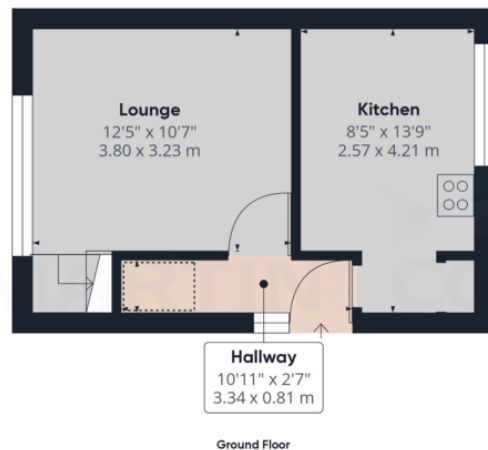
PLEASE NOTE This property is un-mortgageable due to having no kitchen.



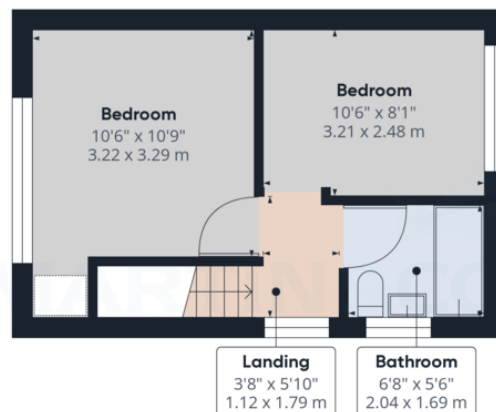


%epcGraph\_c\_1\_210%





Ground Floor



Floor 1

Approximate total area<sup>1</sup>

553.7 ft<sup>2</sup>  
51.44 m<sup>2</sup>

Reduced headroom

8.65 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

## Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF  
T: 01287 631254 • E: Guisborough@martinco.com

# 01287 631254

<http://www.martinco.com>

**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.