



Wilson Street, Brotton

TS12 2SS

Offers in the Region of

£57,500



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

An excellent opportunity to acquire this well-proportioned two-bedroom home in Brotton, 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 an 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 / Breakfast Room

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.

Shopping and Eateries: Brotton has a mixture of shops and eateries. SPAR shop on the High Street, Value Grocers on Laburnum Road, a local butcher - Adamson Butchers, Brotton Pharmacy on the 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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