



Beech Grove, Brotton Saltburn-By-The-Sea TS12 2UY

welcome to

Beech Grove, Brotton Saltburn-By-The-Sea

This modern and well-presented home is an excellent choice for first-time buyers, downsizers, or small families, offering stylish accommodation throughout.

Entrance Hall

Enter through UPVC double glazed door into hallway.

Kitchen

13' 5" x 11' 2" (4.09m x 3.40m)

Range of base and wall units with complementary work surfaces, integral electric oven, archway leading to lounge, induction hob with extractor fan, sink with draining board, UPVC double glazed window to rear, verticle wall mounted radiator, radiator, integral fridge/freezer.

Lounge

13' 6" x 10' (4.11m x 3.05m)

UPVC double glazed window to front, radiator, TV point, telephone point, staircase to first floor.

Landing

Void loft access, UPVC double glazed window to side.

Bathroom

Toilet, wash hand basin, double shower cubicle, heated chrome towel rail, UPVC double glazed window to rear, rainfall style shower head.

Bedroom 1

10' 10" x 10' 6" (3.30m x 3.20m)

UPVC double glazed window, built in wardrobe, radiator.

Bedroom 2

10' 6" x 8' 1" (3.20m x 2.46m)

UPVC double glazed window to rear, radiator.

Externally

Front Garden

Patio driveway, turfed section.

Rear Garden

Turfed garden, patio seating area.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/MAR112459



welcome to

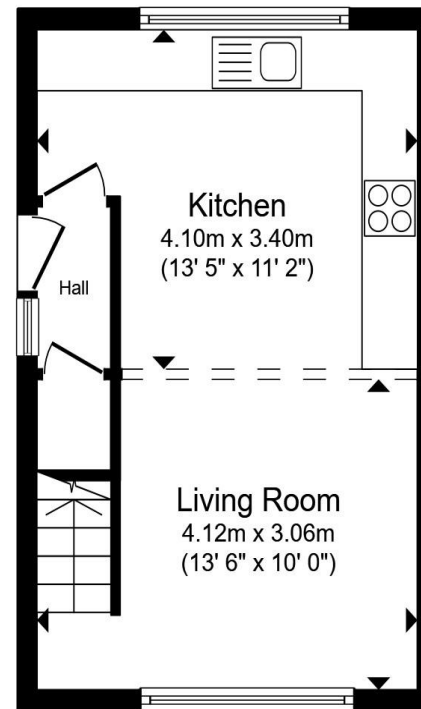
Beech Grove, Brotton Saltburn-By-The-Sea

- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN
- OPEN KITCHEN/LIVING SPACE
- TWO WELL PROPORTIONED BEDROOMS
- DRIVEWAY & GARAGE

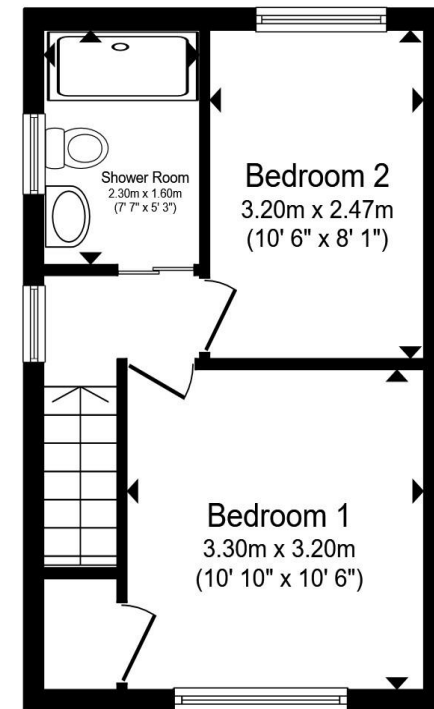
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£145,000



Ground Floor



First Floor

Total floor area 53.5 m² (576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR112459



Property Ref:
MAR112459 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 311133



Marton@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk