

## SKELTON ROAD, BROTTON, TS12 2TJ



- ▲ Beautifully maintained home full of character
- ▲ Three well-proportioned bedrooms
- ▲ Large driveway providing ample parking
- ▲ Versatile outside utility/garden room

- ▲ Rear garden currently set up for growing fruit and vegetables
- ▲ Concrete basin for former pond still in place – ideal for re-landscaping
- ▲ Popular and well-connected Brotton location

**£145,000**

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Beautifully maintained and full of character, this charming three-bedroom semi-detached home on Skelton Road offers a perfect balance of traditional warmth and modern comfort. From the moment you arrive, the home's inviting feel and attention to detail are immediately apparent.

The ground floor features a welcoming entrance hall leading to a spacious lounge with plenty of natural light and a cosy atmosphere — ideal for relaxing or entertaining. The well-presented kitchen and dining area provide ample storage and workspace, while an adjoining outside utility space/garden room offers excellent flexibility, perfect for hobbies, storage, or home working.

Upstairs are three comfortable bedrooms and a well-appointed family bathroom, all presented to a high standard.

Externally, the property enjoys a large driveway providing off-street parking for multiple vehicles. To the rear, the garden is currently set up for growing fruit and vegetables — perfect for those with green fingers — but could easily be re-landscaped back to its former design, with the concrete basin for a previous pond still in situ, offering great potential for personalisation.

This is a fantastic opportunity to purchase a characterful and much-loved home in a convenient Brotton location, close to local amenities, schools, and countryside walks.

**GROUND FLOOR**

**HALLWAY - 1.7m x 1.27m (5'7" x 4'2")**

**LIVING ROOM - 3.28m x 4.2m (10'9" x 13'9")**

**KITCHEN - 5.77m x 3.73m (18'11" x 12'3")**

**UTILITY ROOM - 1.7m x 1.55m (5'7" x 5'1")**

**FIRST FLOOR**

**LANDING - 2.24m x 2.6m (7'4" x 8'6")**

**TO VIEW: Tel: 01287 552280**  
10 Chaloner Street, Guisborough, TS14 6QD

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**BEDROOM ONE - 3.38m x 4.37m (11'1" x 14'4")**

**BEDROOM TWO - 3.2m x 3.73m (10'6" x 12'3")**

**BEDROOM THREE - 2.03m x 2m (6'8" x 6'7")**

**BATHROOM - 2.2m x 1.75m (7'3" x 5'9")**

**WC - 1.35m x 0.86m (4'5" x 2'10")**

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

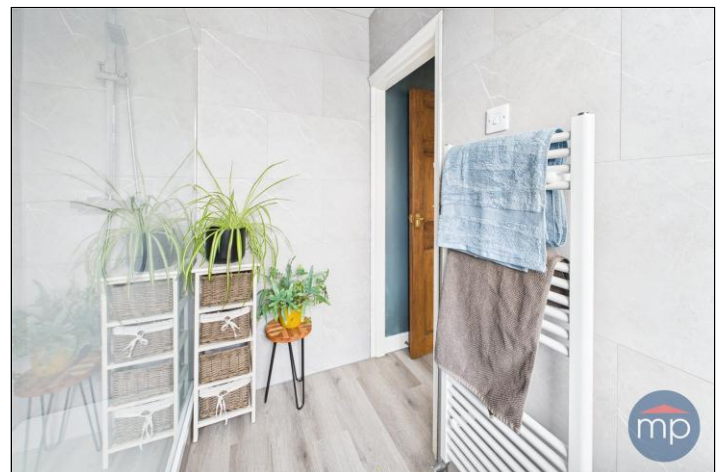
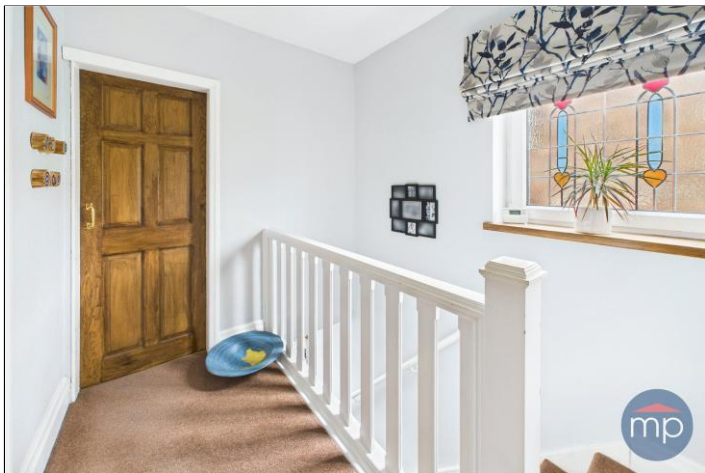
No Known Rights of Way

**AGENTS REF:** - JS/LS/EST250438/04112025

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on

Tel: **01287 552280**

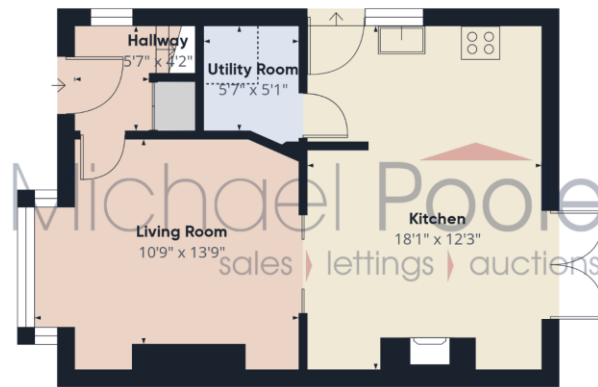


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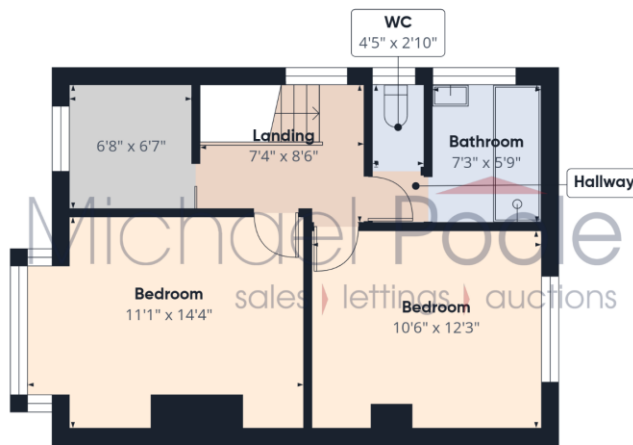


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
869 ft<sup>2</sup>  
Reduced headroom  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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