

DAY STREET, BROTTON, TS12 2SZ



- ▲ Two-bedroom mid-terraced house
- ▲ Ideal first-time buyer opportunity
- ▲ Excellent buy-to-let investment
- ▲ Popular residential location in Brotton

- ▲ Close to local shops, schools and amenities
- ▲ Well-proportioned bedrooms
- ▲ Early viewing advised

£60,000

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Situated within a popular residential area of Brotton, this well-presented two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike.

Conveniently located close to local amenities, schools, transport links, and the village centre, the property provides comfortable and practical accommodation throughout. The ground floor features a bright and spacious lounge along with a fitted kitchen offering ample storage and workspace. To the first floor are two well-proportioned bedrooms and a family bathroom.

Offering great potential as a starter home or rental investment, this property combines affordability with a convenient location in a well-established community.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

GROUND FLOOR

HALLWAY - 0.86m x 4.27m (2'10" x 14')

LIVING ROOM - 3.33m x 3.15m (10'11" x 10'4")

DINING ROOM - 3.48m x 3.43m (11'5" x 11'3")

KITCHEN - 1.83m x 4.98m (6' x 16'4")

FIRST FLOOR

LANDING - 0.81m x 3.48m (2'8" x 11'5")

BEDROOM ONE - 4.04m x 3.23m (13'3" x 10'7")

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

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BEDROOM TWO - 2.74m x 3.48m (9' x 11'5")

AGENTS REF: - JS/LS/GBH250066/02062026

BATHROOM - 1.83m x 2.03m (6' x 6'8")

Council Tax Band: A **Tenure:** Freehold

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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