

# HILLTOP BUNGALOW, SALTBURN ROAD, BROTTON, TS12 2PJ



- ▲ Detached two/three-bedroom bungalow
- ▲ Generous plot on Saltburn Road, Brotton
- ▲ Two generous bedrooms with fitted wardrobes
- ▲ Flexible layout – easily reconfigured back to three bedrooms

- ▲ Established gardens with outdoor entertaining spaces
- ▲ Large detached garage
- ▲ Ample driveway providing off-street parking
- ▲ Versatile home suitable for a range of buyers

**£300,000**

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Situated on Saltburn Road in Brotton, this beautifully refurbished two/three-bedroom detached bungalow occupies a generous plot with well-established gardens and excellent outdoor entertaining spaces.

Finished to a good standard throughout, the property offers bright and spacious accommodation, including a light-filled lounge and a modern fitted kitchen designed with both style and practicality in mind.

Originally configured as a three-bedroom home, the layout has been thoughtfully adapted to provide two generous bedrooms, both benefiting from fitted wardrobes. Importantly, one of the bedrooms retains a second entrance door, allowing for easy reconfiguration back to its original three-bedroom layout if desired. The principal bedroom is a particular highlight, featuring sliding doors opening directly onto a decked area of the garden, seamlessly blending indoor and outdoor living.

Externally, the property continues to impress with its generous and established gardens, offering multiple seating and entertaining areas ideal for outdoor enjoyment. A large detached garage and substantial driveway provide ample off-street parking and storage.

This versatile bungalow presents an excellent opportunity for a range of buyers, combining flexible living accommodation with a sought-after location and superb outdoor space.

**ACCOMMODATION**

**ENTRY - 0.97m x 2.24m (3'2" x 7'4")**

**HALLWAY - 1.07m x 5.03m (3'6" x 16'6")**

**KITCHEN - 3.2m x 2.7m (10'6" x 8'10")**

**BATHROOM - 1.65m x 2.87m (5'5" x 9'5")**

**LIVING ROOM - 4.01m x 5.16m (13'2" x 16'11")**

**BEDROOM ONE - 3.23m x 5.16m (10'7" x 16'11")**

**BEDROOM TWO - 4.01m x 3.8m (13'2" x 12'6")**

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

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# HILLTOP BUNGALOW, TS12 2PJ

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/AF/RED241062/05052026

**Council Tax Band:** C    **Tenure:** Freehold

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



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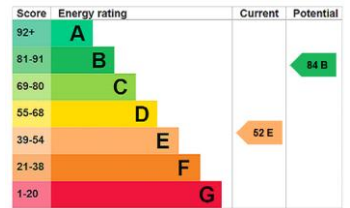


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