

## NEWBURY ROAD, BROTTON, TS12 2XS



- ▲ Immaculately presented three-bedroom semi-detached house
- ▲ Popular residential location on Newbury Road, Brotton
- ▲ Bright and spacious living room
- ▲ Modern fitted kitchen with integrated appliances

- ▲ Three good-sized bedrooms
- ▲ Master bedroom with en-suite shower room
- ▲ Well-maintained, manageable garden
- ▲ Driveway providing off-street parking
- ▲ Move-in ready condition throughout

**£165,000**

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This immaculately presented three-bedroom semi-detached home is ideally located on Newbury Road in Brotton. Finished to a high standard throughout, the property offers a bright and welcoming living room alongside a modern, fully fitted kitchen complete with integrated appliances, perfect for everyday living and entertaining.

Upstairs, the home boasts three good-sized bedrooms, including a generous master bedroom with its own en-suite shower room, as well as a contemporary family bathroom. Externally, the property benefits from a manageable, well-maintained garden and a private driveway providing off-street parking.

An ideal home for families or professionals, this superb property is ready to move straight into.

**GROUND FLOOR**

**HALLWAY - 1.22m x 3.25m (4' x 10'8")**

**WC - 0.97m x 2.06m (3'2" x 6'9")**

**KITCHEN - 2.64m x 3.28m (8'8" x 10'9")**

**LIVING ROOM - 4.9m x 4.22m (16'1" x 13'10")**

**FIRST FLOOR**

**LANDING - 1.02m x 3.4m (3'4" x 11'2")**

**BEDROOM ONE - 2.8m x 3.02m (9'2" x 9'11")**

**EN-SUITE - 2.08m x 1.35m (6'10" x 4'5")**

**BEDROOM TWO - 2.8m x 3.02m (9'2" x 9'11")**

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

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**BEDROOM THREE - 2m x 2.06m (6'7" x 6'9")**

**BATHROOM - 1.98m x 2.1m (6'6" x 6'11")**

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**SERVICES** - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**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.

**AGENTS REF:** - JS/LS/RED260012/29012026

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

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



NEWBURY ROAD, TS12 2XS



Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
743 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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