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Estate Agents



20 Beech Grove

Brotton, TS12 2UY

£155,000



A charming 3 bedroom semi detached property is located on Beech Grove, Brotton, This delightful house boasts one reception room, three cosy bedrooms, and a modern bathroom, making it the perfect family home. With off street parking and generous rear garden, early viewing is advised.



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Step inside this recently renovated property, neutrally decorated throughout to provide a blank canvas for you to add your personal touch. The highlight of this home is the newly fitted kitchen, completed in 2024, offering a contemporary space to whip up delicious meals for your loved ones.

As you explore further, you'll be pleased to discover the large enclosed rear garden, providing a private oasis for outdoor gatherings, children's playtime, or simply relaxing in the fresh air. Additionally, the convenience of off-street parking ensures you never have to worry about finding a space for your vehicle after a long day.

Don't miss out on the opportunity to make this house your home. With its modern amenities, spacious rooms, and ideal location.

Tenure: Freehold
Council Tax: Redcar & Cleveland band B
EPC Rating: D

Entrance Hall

uPVC door with glazed side panel, radiator, stairs to the first floor

Living Room 13'11" x 11'10" (4.26m x 3.61m)

uPVC window to the front aspect radiator, open to

Dining Area 10'2" x 8'5" (3.11m x 2.58m)

Double glazed patio doors to the rear garden, radiator

Kitchen 10'6" x 8'2" (3.21m x 2.49m)

Recently fitted (2024) with a range of wall base, and drawer units, laminated work tops, white sink and a half with mixer tap, electric induction hob, electric oven, extractor fan, integrated fridge freezer, plumbing for washing machine, wall mounted combi boiler, uPVC door to the side aspect

First Floor

Landing area, uPVC window to the side aspect, loft hatch

Family Bathroom

uPVC window to the rear, whit panel bath with shower over, glazed folding screen, pedestal was hand basin, low level w.c, radiator

Bedroom One 12'6" x 9'9" (3.82m x 2.98m)

Large uPVC widow with sea views, radiator

Bedroom Two 10'3" x 10'2" (3.14m x 3.1m)

uPVC window to the rear, fitted wardrobes, radiator

Bedroom Three 9'5" x 7'3" (2.89m x 2.22m)

uPVC window to the front aspect with sea views, storage cupboard over the bulk head

Externally

Front Garden, laid mainly to lawn
Tandem Driveway, with parking for 2/3 cars leading to a detached sectional garage
Rear Garden, laid mainly to lawn, with hardstanding for sheds

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

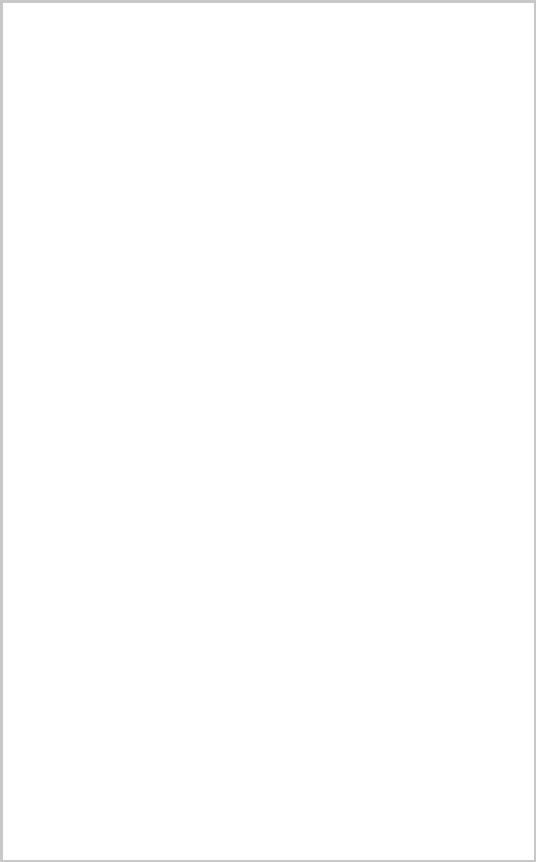
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Area Map



Floor Plans



Energy Efficiency Graph

