



## 31 Coach Road

Brotton, TS12 2RB

**£135,000**



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A delightful, three bedroom semi-detached house on Coach Road, Brotton, located close to schools and other amenities. In need of some degree of modernisation and upgrading, offering an excellent opportunity to create a wonderful family home to your individual specification.

With two spacious reception rooms, three bedrooms, front and back gardens and off street parking provided by a driveway and garage.

Whether you are a first-time buyer or seeking a family home, this property is sure to impress with its charm and practicality.



Tenure Details: Freehold

Council Tax Band: B

EPC Rating: Awaiting assessment

### Entrance Hallway

Partially glazed entrance door.

Wall mounted electric heater.

Spacious under-stair storage cupboard that could be used to create a WC.

Staircase to the first floor.

### Living Room 11'1" x 13'6" (3.38 x 4.13)

Double glazed bay window to the front aspect.

Electric fire.

Wall mounted electric heater.

### Dining Room 9'10" x 9'10" (3 x 3.02)

Double glazed window to the rear aspect.

Electric fire with tiled surround.

Wall mounted electric heater.

### Kitchen 12'4" x 5'8" (3.77 x 1.73)

Double glazed window to the rear aspect.

A range of fitted wall and base units with marble effect roll top work surfaces.

Tile effect vinyl flooring.

Fully tiled walls.

Double glazed, uPVC door to the rear garden.

### First Floor Landing

Double glazed window to the side aspect.

### Bedroom One 13'3" x 9'10" (4.05 x 3.02)

Double glazed bay window to the front aspect.

Wall mounted electric heater.

### Bedroom Two

Double glazed window to the rear aspect.

Wall mounted electric heater.

### Bedroom Three 5'11" x 7'10" (1.82 x 2.41)

Double glazed window to the front aspect.

Wall mounted electric heater.

### Family Bathroom 5'8" x 5'8" (1.75 x 1.73)

Double glazed, frosted window to the rear aspect.

A cream, three piece bathroom suite comprising of a low level WC, pedestal wash basin and panelled bath with shower over.

Fully tiled walls.

### External

To the front of the property is a paved driveway providing off street parking and access to the garage.

The rear enclosed garden is mainly laid to lawn with a selection of mature shrubs, trees and a wooden shed.

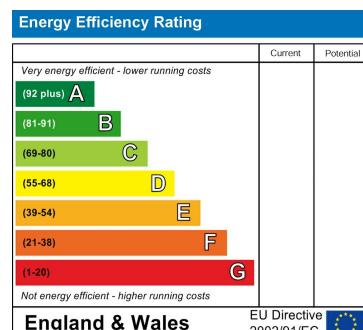
### Area Map



### Floor Plans



### Energy Efficiency Graph



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