



**29 COACH ROAD
BROTTON, SALTBURN-BY-THE-
SEA**

Offers In The Region
Of £130,000

Charming Home with Endless Potential -

Discover the allure of this charming property located at 29 Coach Road, Brotton, TS12 2RB. Built in the 1940s, this home offers well-proportioned living accommodation, providing ample space for comfortable living. With its classic charm and potential for transformation, this residence presents an exciting opportunity to create your dream home.

- Charming 1940s Home: Step into the timeless charm of this well-built property, offering a delightful glimpse of the past.
- Spacious Living Accommodation: Enjoy well-proportioned living spaces with two reception rooms, a sunroom, and three spacious bedrooms.
- Endless Potential: With cosmetic improvements, this residence is a blank canvas, ready to be transformed into your dream home.

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Step inside through the entrance hallway, where you'll find two inviting reception rooms, offering versatility for creating your ideal living spaces. A convenient ground floor WC adds practicality to the layout, while the kitchen beckons with possibilities for culinary creativity. The sunroom is a delightful addition, providing a sunny retreat to relax and unwind.

Ascending to the first floor, you'll discover three spacious bedrooms, providing ample space for restful nights and personal retreats. A family bathroom/wc completes this level, offering convenience for all residents.

The property boasts off-road parking through a driveway and a garage, providing secure storage for your vehicles. Although in need of cosmetic improvement, the property received a rewiring update in 2008, ensuring a solid

foundation for modern living. Enjoy the comfort of gas central heating via a combination boiler, ensuring warmth throughout the seasons.

Outside, enclosed established gardens grace both the front and rear of the property, creating a green sanctuary for outdoor activities and relaxation.

Entrance Hall

15'11" max x 5'8"

WC

4'6" x 2'5"

Lounge

12'0" max x 11'1" (11'2")

Dining Room

11'8" x 11'1" (11'2")

Kitchen

12'6" x 6'8"

Pantry

3'9" x 2'9"

Sun Room

12'6" x 4'11" (5'0")



- Convenient Off-Road Parking: Benefit from off-road parking via a driveway and garage, providing secure storage for your vehicles.
- Modern Updates: The property was rewired in 2008, offering a solid foundation for modern living.
- Warm & Cosy: Stay comfortable year-round with gas central heating provided by a combination boiler.

Landing

6'11" x 6'1"

Bedroom 1

12'0" max x 10'8"

Bedroom 2

11'8" x 10'8"

Bedroom 3

8'10" x 6'1"

Bathroom

Garage

15'11" x 8'8" (8'7")

Brotton

Brotton, a charming small village, is perfectly situated between the breathtaking North Yorkshire Moors and the picturesque East Cleveland coastline. Conveniently located, all the local amenities, including a small supermarket, chemist, hair salon, butchers, and public house are within a couple of minutes' walk.

For those in need of a wider range of shopping facilities and amenities, the nearby Asda superstore and retail park offer everything you need. Additionally, the market town of Guisborough and the seaside town of Saltburn by

the Sea are easily accessible by car.

The surrounding area offers a wide range of excellent schools catering to students from nursery age to further education colleges. Commuters will appreciate the close proximity to the industrial center of Teesside, accessible via the A174 or rail connections from Saltburn. A visit to the nearby Victorian seaside resort of Saltburn by the Sea is a must. It boasts a stunning sandy beach, a picturesque pier, and the oldest working water-balanced cliff tramway in Britain, which transports you from the top promenade down to the beach below.

Don't miss the chance to make this house your own.

With endless potential and a desirable location, 29 Coach Road, Brotton is an opportunity not to be missed. Embrace the journey of transforming this home into your dream abode. Schedule a viewing today and envision the possibilities that await!



- Established Gardens: Embrace the outdoor oasis with enclosed established gardens at the front and rear.
- For an INSTANT online valuation of your own home, please go to our website
- Our office is open 6 days a week
- Chat to an online agent via our own website, 7 days a week 24 hours a day





Additional Information

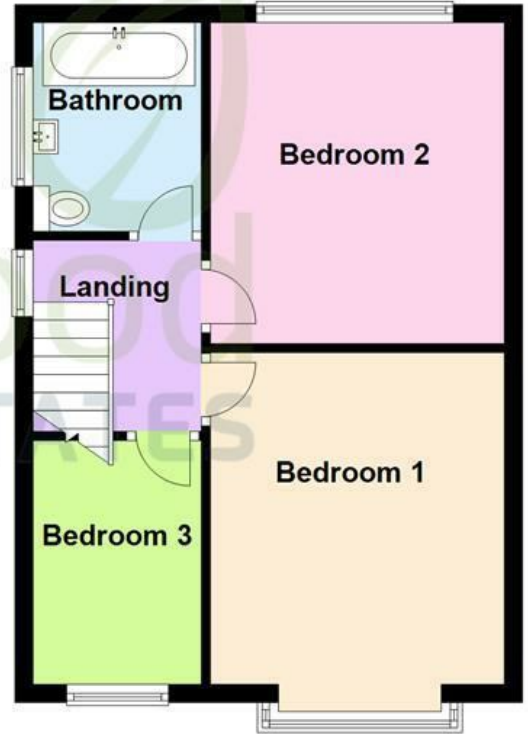
Local Authority -
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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