

FOR SALE



Gladstone Street, Brotton

2 Bedrooms, 1 Bathroom, Mid Terraced House

£64,950

MARTIN&CO



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2 Bedrooms, 1 Bathroom

£64,950

- Great For First Time Buyers
- Good Investment Opportunity
- Close to Local Schools
- Close To Amenities
- Lovely views

FULL DESCRIPTION Ideal Investment or First-Time Buy – 2-Bed Terraced with Stunning Views

An excellent opportunity for investors or first-time buyers! This 2-bedroom terraced property offers fantastic potential with great views.

The property is in need of some refurbishment, making it perfect for those looking to add value or put their own stamp on a home. With a solid layout, generous room sizes, and a bright living space, this is a great foundation for a comfortable home or a smart buy-to-let investment.

Located close to local amenities, schools, and transport links, this property combines convenience with potential-don't miss your chance to transform this home into something special.

Viewing highly recommended! Call Martin & Co 01287 631254

INTERNALLY

GROUND FLOOR

LOUNGE 13' 8" x 22' 2" (4.18m x 6.76m) To front and rear aspect. Ceiling cornice, textured ceiling, wooden and tiled fire surround carpeted flooring, central heating radiator and two uPVC windows.

KITCHEN 6' 3" x 11' 10" (1.91m x 3.62m) To rear aspect. Range of wall, base and drawer units with dark grey effect fascias, 1 bowl stainless steel inset sink unit, taps, tiled splash backs, laminate work surfaces, space for electric hob and electric oven, tiled flooring, central heating radiator and uPVC window.

REAR HALLWAY With uPVC door leading to rear courtyard.

BATHROOM Part tiled. White suite comprising: low





level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, cladded ceiling, extractor, vinyl flooring, heated towel rail and uPVC window.

LANDING With doors leading to bedrooms.

BEDROOM ONE 13' 1" x 10' 7" (3.99m x 3.25m) To front aspect. Central heating radiator and two uPVC window.

BEDROOM TWO 8' 6" x 11' 1" (2.60m x 3.38m) To rear aspect. Ceiling cornice, textured ceiling, fitted cupboard containing concealed wall mounted Worcester gas central heating boiler, central heating radiator and uPVC window.

COURTYARD With space for seating and gate to rear.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.