



**49 Gladstone Street**  
Brotton, TS12 2TU

**£60,000**

**Energy Rating : E**



# 49 Gladstone Street

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## DESCRIPTION

Major works are required on this Two Bedroom Inner Terrace House situated towards the outskirts of the village with a local shop/post office and a bus route within close walking distance. Ideal opportunity for investors or developers and is a simple chain free sale.

## Accommodation

### Entrance Vestibule

### Hallway

Staircase off to the first floor.

**Reception Room 1** 11' 4" x 11' 7" (3.45m x 3.53m)

**Reception Room 2** 10' 9" x 9' 11" (3.27m x 3.02m)

**Kitchen** 12' 3" x 14' 2" (3.73m x 4.31m)

### Bathroom

### First Floor

### Landing

**Bedroom 1** 13' 6" x 9' 7" (4.11m x 2.92m)

Views towards local countryside.

**Bedroom 2** 7' 10" x 11' 1" (2.39m x 3.38m)

### Externally

Enclosed and gated rear yard

### Parking

On street parking

### Council Tax Band

Council tax band:- A

### Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

### Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this

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office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

### **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**Viewing Arrangements**

**Tel:** 01287 630733

**Email:** [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.