Inglebys
Estate Agents



24 Willow Drive

Brotton, TS12 2SB

£115,000

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Situated on the popular Willow Drive in Brotton, this spacious three-bedroom semi-detached home is offered with NO ONWARD CHAIN.

The property offers two good-sized reception rooms, three bedrooms, a downstairs WC and gardens to both the front and rear. There is also the added benefit of off-street parking.

The house would benefit from some modernisation but offers plenty of space and potential. An ideal home for first-time buyers, families or investors looking for a property they can make their own.







Situated within an established residential area of Brotton, this three-bedroom home presents an excellent opportunity for those looking to take their first step onto the property ladder or families seeking a practical home in a well-connected village location.

Offering versatile accommodation with plenty of potential for buyers to make their own, the property provides three bedrooms, making it well suited to couples, young families or those requiring additional space for a home office or guest bedroom.

Externally, the property benefits from gardens to both the front and rear, providing valuable outdoor space for relaxation, gardening and family activities. The rear garden offers an opportunity to create an inviting space for outdoor dining and entertaining during the warmer months, while the driveway to the side provides the added convenience of off-road parking.

Brotton is a well-established village in the heart of East Cleveland, offering an excellent balance of everyday convenience and access to the surrounding countryside and coastline. The village provides a range of local shops, independent businesses, cafés, public houses and essential amenities, along with nearby primary and secondary schooling, making it a practical location for families.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: Awaiting New Certificate.

Living Room 14'5" x 11'10" (4.40m x 3.63m)
Carpeted. Electric fire with wooden surround. Timber frame window. Radiator.

Snug 10'9" x 10'4" (3.30m x 3.16m)
Carpeted. Radiator. 2x timber frame windows.

Kitchen
Vinyl floor. Timber window. Grey kitchen wall, base & drawer units. Breakfast bar. Integrated electric oven & hob. Stainless steel sink & drainer. Pantry.

Inner Hallway
Timber window to the rear. UPVC door to the rear.

Ground-floor W/C
Low-level W/C. Timber window.

First Floor

Bedroom One 10'9" x 9'1" (3.30m x 2.77m)
Carpeted. Radiator. window to the front. Cupboard.

Bedroom Two 12'8" x 11'1" (3.88m x 3.40m)
Window to the rear. Radiator. Carpeted. Cupboard.

Bedroom Three 10'5" x 6'10" (3.20m x 2.09m)
Carpeted. Window to the rear. Cupboard.

Bathroom 7'5" x 6'4" (2.28m x 1.95m)
Partially tiled. Vinyl floor. Wall-mounted hand basin. Low-level W/C. Radiator. Timber frosted window. Walk-in shower cubicle. Extractor fan. Cupboard.

External

Rear Elevation
Laid to lawn with shed & outbuildings providing outdoor storage.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

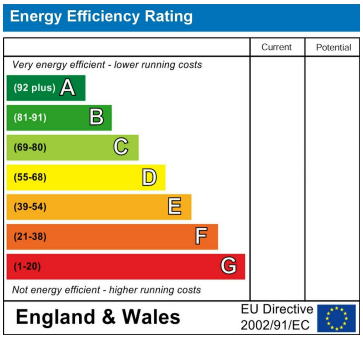
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans

Energy Efficiency Graph



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