



Inglebys

Estate Agents



2-3 Petch's Cottages

Liverton, TS13 4TD

£270,000



PUBLIC NOTICE

2-3 Petch's Cottages, Liverton, Saltburn-by-the-sea, TS13 4TD.

We are acting in the sale of the above property and have received an offer of £265,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

EPC Rating: E

Formerly two separate dwellings, a rare opportunity to acquire a substantial 4 bedroom, 3 bathroom mid-terraced Sandstone residence in a quiet village on the periphery of the North Yorkshire Moors National Park.



EPC Rating: E

Tenure: Freehold

Council Tax: Redcar & Cleveland Band F

EPC Rating: E

Porch 3'10" x 2'11" (1.19m x 0.89m)

Sitting Room 13'5" x 11'6" (4.11m x 3.53m)

Window to the front aspect.

Radiator.

Inset bookshelf.

Cast iron fireplace with a tiled hearth.

Living Room 20'3" x 15'2" (6.19m x 4.64m)

Two sash windows to the front aspect. Radiator. Beamed ceilings. Stove with a tiled back and hearth.

Dining Room 16'9" x 12'4" (5.13m x 3.78m)

Window to the rear aspect. Radiator.

Kitchen

Windows to the front and rear aspects, fitted with a range of matching wall and base units incorporating roll top work surfaces with a single drainer double sink unit and a mixer tap over. Space for a range oven, Plumbing for an automatic washing machine and dishwasher. Generous under-stair storage cupboard. 'Trianco Redfyre' oil central heating boiler. Fitted breakfast table. Radiator.

Rear Hall 0.76m x 2.18m

Tiled flooring, Radiator.

Ground Floor WC 2'11" x 7'1" (0.91m x 2.18m)

Window to the rear aspect. Two piece suite comprising of a low level WC and a pedestal wash hand basin, fully tiled walls.

Inner Hall

Stairs to First Floor

Bedroom One 3.35m x 4.67m

Sash window to the front aspect along with two windows to the rear aspect. Fitted wardrobes. Radiator. Beamed ceiling along with loft access provided by a hatch.

First Floor Landing

Bedroom Two 3.60m x 2.77m

Sash window to the front aspect. Radiator. Built in storage cupboard.

Bedroom Three 3.22m x 2.79m

Window to the front aspect. Radiator.

Bedroom Four 3.12m x 3.58m

Window to the front aspect. Radiator.

Bathroom One 7'10" x 7'10" (2.39m x 2.39m)

Window to the rear aspect. Four piece suite comprising of a low level WC, pedestal wash hand basin, bidet and a panelled corner bath. Radiator. Fully tiled walls.

Bathroom Two 1.47m x 2.36m

Window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath. Radiator. Fully tiled walls.

Externally

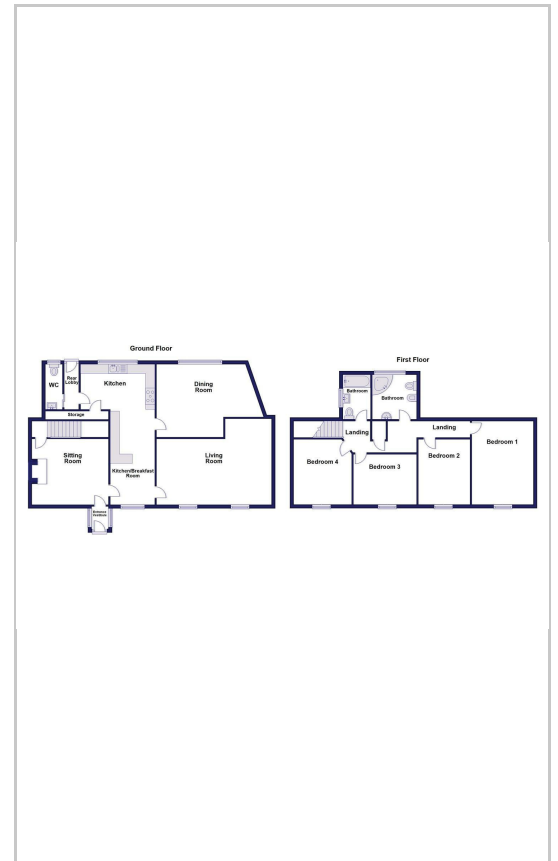
Large enclosed gardens to the front and rear.

Detached double garage

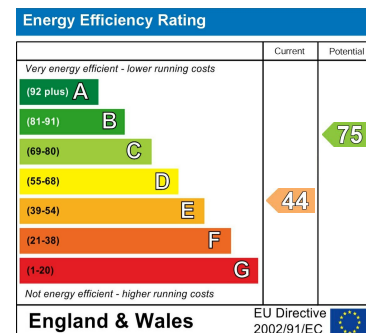
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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