



Inglebys

Estate Agents



59 High Street

Marske-By-The-Sea, TS11 6JQ

Price Guide £295,000



Occupying a plot of around $\frac{1}{4}$ of an acre, with West facing gardens of over 100 yards in length, we are delighted to bring to the market this 4 Bedroomed Stone Cottage situated within Marske village, a highly desirable area on the North East coast. Although the property would benefit from a fair degree of upgrading, the potential for this home is enormous, and it also offers a block of 3 garages a short distance from the property.



Tenure: Freehold

Council Tax: Redcar & Cleveland Band D

EPC Rating: E

Entrance Stained uPVC sealed unit double glazed door to Entrance Hall with radiator.

Lounge/Diner 19' x 11'9" (5.82m x 3.58m) hardwood sealed unit double glazed window, sealed unit double glazed patio, doors to Garden, stone fireplace, radiator.

Sitting Room 15'9" x 9'8" (4.8m x 2.95m) hardwood sealed unit double glazed window, feature Welsh slate fireplace, gas living flame fire, radiator, delft rack and beams to ceiling.

Kitchen 13'1" x 9'6" (3.99m x 2.9m) comprising a range of base and wall units, laminate work surfaces, integrated electric hob and oven, extractor, single drainer sink unit, fridge/freezer space, plumbing for washing machine, access to rear boiler room housing central heating boiler, stained uPVC sealed unit double glazed window, wooden stable door, two large walk-in storage areas.

Shower Room Dated shower area and floor standing boiler.

First Floor Split level landing with uPVC sealed unit double glazed window to half landing, radiator.

Bedroom 1 13'3" x 12'10" reducing to 9'7" (4.04m x 3.91m reducing to 2.92m) two hardwood sealed unit double glazed windows, radiator.

Bedroom 2 11'10" x 10' (3.61m x 3.05m) wooden sealed unit double glazed window, radiator.

Bedroom 3 12'3" x 9'7" (3.73m x 2.92m) two uPVC sealed unit double glazed windows, radiator.

Bedroom 4 11'8" x 9' reducing to 6' (3.56m x 2.74m reducing to 1.83m) stained uPVC sealed unit double glazed window, radiator.

Bathroom 6'6" x 5'6" (1.98m x 1.68m) large walk-in shower, pedestal basin, low flush WC, laminate panelling, radiator, uPVC sealed unit double glazed window.

Externally A vast West facing rear garden in excess of 100 yards long, mostly laid to lawns and with a concrete patio to the rear. There is also a stone-built workshop area and outside WC.

Garages Situated on Scrafton Place a block of three Garages with up and over doors and access area.

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.

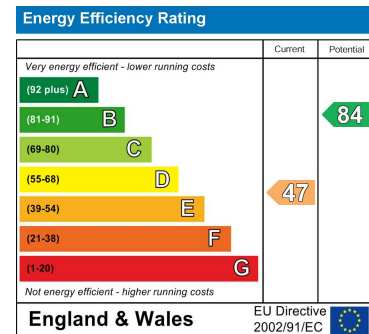
Area Map



Floor Plans



Energy Efficiency Graph



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