



# Inglebys

Estate Agents



## 46 Back Lane

Skelton-In-Cleveland, TS12 2BX

**£115,000**



Nestled in the charming Back Lane of Skelton-In-Cleveland, Saltburn-By-The-Sea, this delightful 2-bedroom cottage offers a tranquil escape in a semi-rural setting.



Just a stone's throw away from the Cleveland Way, this property boasts a cosy living space with the benefit of an open fire, perfect for relaxing evenings.

With two bedrooms and an additional loft room, there's ample space for a small family or guests. The quaint bathroom adds to the charm of this cottage, making it a perfect blend of modern comfort and traditional appeal.

Step outside to the small rear garden, a peaceful oasis where you can unwind amidst nature. Whether you're looking for a permanent residence or a holiday home, this property offers the best of both worlds.

Don't miss the chance to make this cottage your own.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: Await EPC

**Entrance Porch**

**Living Room 25'4" x 11'10" (7.74m x 3.63m)**

uPVC window to the front aspect, open fire, storage heater, beamed ceiling, stairs rising to the first floor

**Bathroom 5'9" x 5'8" (1.76m x 1.74m)**

Glazed corner shower cubicle with electric shower, low level w.c, pedestal wash hand basin, extractor wall mounted heater

**Kitchen 10'10" x 8'0" (3.31m x 2.44m)**

Range of wall, base and drawer units, laminate work top, stainless steel sink and a half with mixer tap, plumbing for washing machine, slot in electric oven, plumbing for dishwasher, window to the rear, and door providing access to the rear garden

**Bedroom One 14'4" x 11'9" (4.39m x 3.59m)**

uPVC window too the front aspect, wall mounted Fischer heater

**Bedroom Two 10'7" x 8'11" (3.23m x 2.74m)**

uPVC window to the rear aspect, wall mounted Fischer heater

**Loft Room**

Wooden Beams, Velux window, storage

**Externally**

A small enclosed paved rear garden, storage shed

**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.

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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.

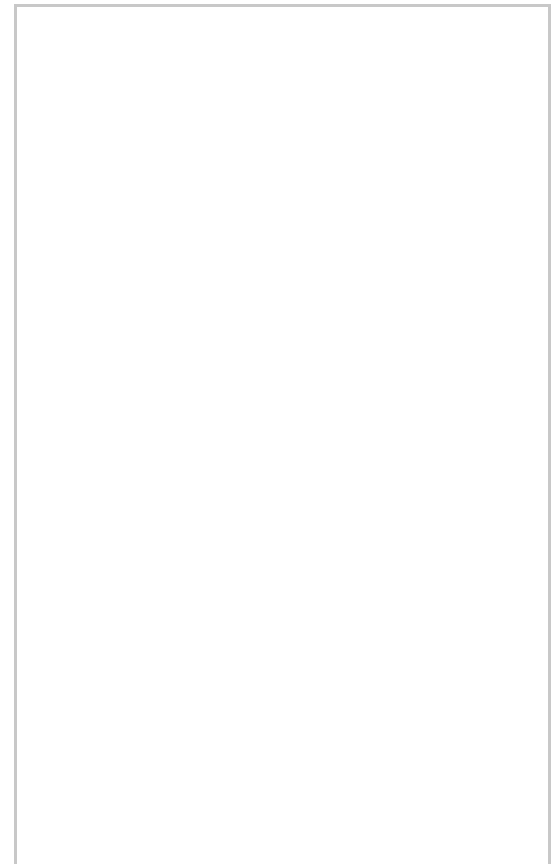
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

