



# Inglebys

Estate Agents



## 22 Hollybush

Skelton-In-Cleveland, TS12 2LP

**Offers Around £115,000**



3 bedrooms terraced residence, in a particularly generous plot making it an ideal choice for a first-time buyer or investor, with large rear garden and option to create off street parking.





One of the standout features of this property is the potential to add off-street parking, a valuable addition in today's busy world. The generous rear garden offers plenty of space for outdoor activities, gardening, or simply relaxing in the fresh air.

Situated in a central location, this house provides easy access to local amenities, schools, and transport links, ensuring convenience for its residents. Whether you are looking to take your first step onto the property ladder or seeking a promising investment opportunity, this house in Hollybush has much to offer.

Tenure: Freehold  
Council Tax: Redcar & Cleveland Band A  
EPC Rating: Await EPC

Entrance Hall

uPVC door, stairs to first floor, electric storage heater

Living Room 16'4" x 13'1" (4.99m x 3.99m)

uPVC bay window, fireplace with electric fire, understairs storage, Fischer electric radiator

Kitchen 12'11" x 8'10" (3.95m x 2.7m)

Range of wall base and drawer units, laminate effect worktops, sink with drainer and mixer tap, plumbing for washing machine. uPVC window to the rear, uPVC door to the rear garden

Rear Hallway

uPVC window to the rear, low level wc

Pantry

Bedroom 13'1" x 9'8" (3.99m x 2.97m)

uPVC window, electric storage heater

Bedroom 9'10" x 9'8" (3.02m x 2.96m)

uPVC window, electric storage heater

Bedroom 13'5" x 8'10" (4.1m x 2.71m)

uPVC window, electric storage heater

Bathroom 8'9" x 5'10" (2.69m x 1.79m)

uPVC window, airing cupboard housing water tank, low level w.c, wash hand basin, enclosed shower cubicle chrome towel rail

Externally

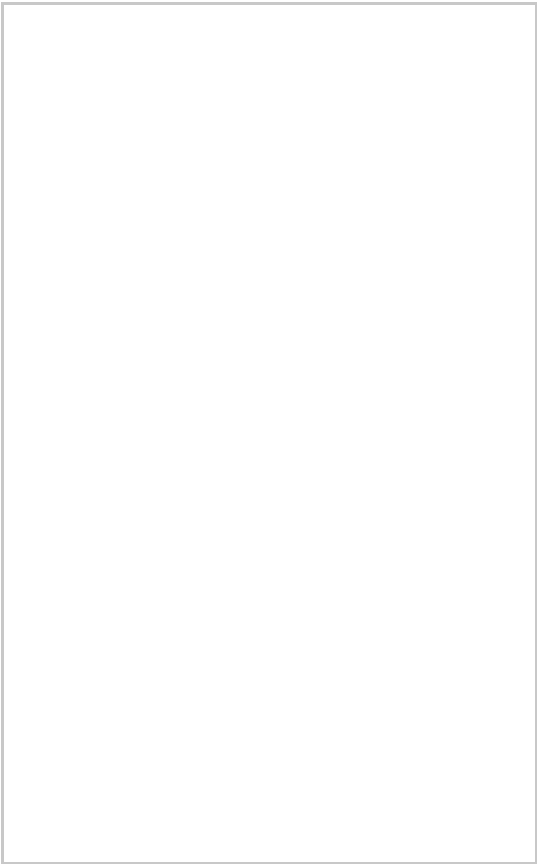
Established Front Garden, laid to lawn with a variety of shrubs and bushes

Enclosed Rear Garden laid to lawn, with additional hardstanding which used to be a garage base, and storage shed

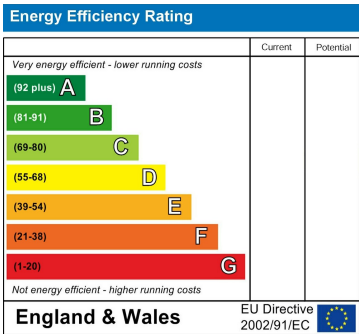
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.