



# Inglebys

Estate Agents



## 56 Churchill Drive

Marske-By-The-Sea, TS11 6AY

**Price Guide £155,000**



Welcome to Churchill Drive, Marske-By-The-Sea - a popular location that offers the perfect setting for this delightful semi-detached dormer-bungalow.

As you step inside, you are greeted by a spacious reception room, three bedrooms and two bathrooms, this property provides ample space for a growing family or those looking to downsize. While the property does require some tender loving care the potential for this property is huge. Benefiting from gas central heating, front and rear gardens with detached single garage, the option to have an en-suite bedroom to the rear as well as a large loft storage room there is real scope for this pleasant semi-detached dormer-bungalow.



Property briefly comprises of an entrance from the front to a kitchen dining area, onto a spacious front living room, bathroom, bedroom with wet room and additional bedroom to the rear, a staircase leads to a double bedroom upstairs with an additional loft storage room. To the exterior there is a front and rear garden with a detached single garage, off street parking for multiple vehicles. The property is in need of some attention, but has exceptional potential for any future buyer.

Tenure Details: Freehold.

Council Tax Band: Band-C

EPC Rating: D

**Lounge 15'9" x 11'11" (4.82m x 3.65m)**

A spacious lounge with large front window providing ample natural light, with carpet to the floor and coving to ceiling, a feature fire surround with inset gas fire, double radiator.

**Kitchen/Diner 21'3" x 7'11" (6.49m x 2.43m)**

With a range of wall and base units to the kitchen area, laminated worktops with tiled splashbacks, stainless steel sink/drainers with plumbing for washing machine, slot in gas oven/hob, window to the front and side aspect and double radiator.

**Bathroom 6'7" x 5'6" (2.01m x 1.68m)**

With vinyl flooring, a white bath suite with electric shower over, part tiled walls, single radiator and window to the side aspect.

**Bedroom 12'5" x 11'0" (3.81m x 3.36m)**

A double bedroom with fitted wardrobes and drawers, carpet to the floor and coving to ceiling, single radiator and window to the rear aspect.

**Bedroom and Wet Room 18'6" x 7'10" (5.66m x 2.40m)**

An open plan bedroom with wet room, electric shower, toilet and basin to the wet room area, tiled walls and shower curtain. To the bedroom area there is a double radiator and window to the rear aspect.

**First Floor**

To the top of the stairs is access to the loft area where the boiler is positioned, Velux window to the rear aspect.

**Bedroom 14'2" x 12'0" (4.32m x 3.67m)**

A double bedroom with carpet to the floor, double radiator and window to the front aspect.

**Externally**

**Front.**

There is a garden laid to lawn with borders, a paved driveway for parking for multiple vehicles. Access to the garage and rear garden from the driveway. Garage has an up n over door, and there is a gate to the rear garden as well as side access to the property.

**Rear.**

Laid to lawn with established borders.

**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.

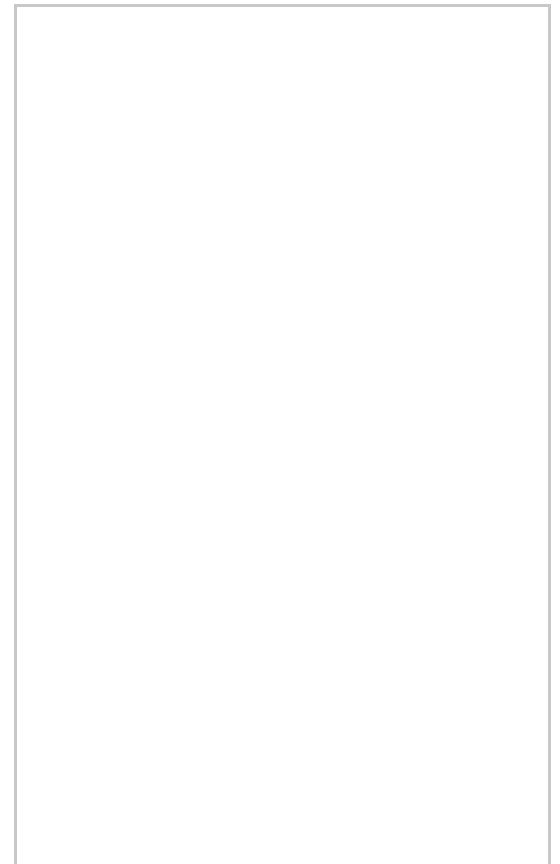
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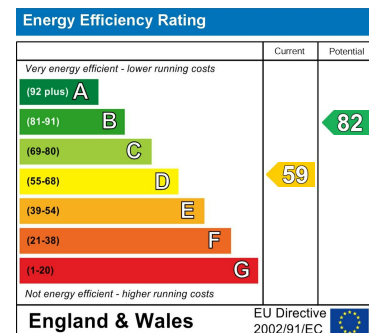
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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