



# Inglebys

Estate Agents



## 2 Shepherd Court

Boosbeck, TS12 3BE

**Offers Over £150,000**



Beautifully presented throughout, an exceptional 3-bedroom end-terraced residence. A fantastic first-time buy / family home alike.



Boasting recently upgraded kitchen & bathroom, front & rear gardens / patio space, along with full CCTV coverage included in the sale, this spacious family home must be viewed to be fully appreciated.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council.

EPC Rating: D-Rating.

Entrance Hall

Composite UPVC double glazed doors to the front & rear elevations. Stairs leading to the first floor. Ceramic tiled floor. Radiator. Storage cupboard.

Open-Plan Kitchen & Living Space 21'8" x 13'4" (6.61m x 4.08m)

Ceramic tiled floor. Log-burning stove. Recently fitted kitchen comprising of a range of wall, base & drawer units. Slimline worktop with 1 1/2 bowl sink & drainer grooves, and matching breakfast bar. 2x integrated electric ovens & microwave. Separate 5-ring ceramic hob with composite extractor hood. UPVC double glazed windows to the front & rear aspects. LED downlighting. Integrated fridge, freezer & washing machine.

First Floor

Landing

Carpeted. Storage cupboard. Loft hatch.

Bedroom One 13'4" x 10'2" (4.07m x 3.10m)

Carpeted. UPVC double glazed window to the front aspect. Radiator.

Bedroom Two 11'4" x 10'2" (3.46m x 3.10m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Three 6'11" x 6'0" (2.11m x 1.85m)

Carpeted. UPVC double glazed window to the front aspect. Radiator.

Bathroom 9'1" x 5'5" (2.79m x 1.67m)

A stunning, recently fitted bathroom suite comprising of walk-in double shower cubicle. Low-level W/C & hand basin with composite vanity units. Panel bath with shower attachment. Tiled walls & floor. 2x UPVC double glazed windows to the rear aspect. Chrome heated towel rail.

External

Front Elevation

Tiered garden area laid to lawn with raised decking & patio area. Steps leading down to the street.

Rear Elevation

Enclosed rear courtyard with secure, gated access to the rear street. Outhouse storage. Artificial grass.

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.

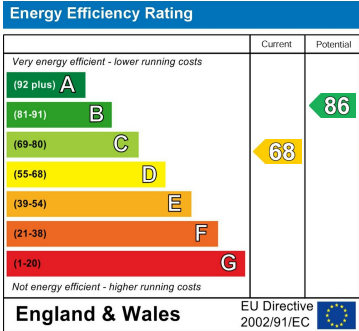
Area Map



Floor Plans



Energy Efficiency Graph



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