



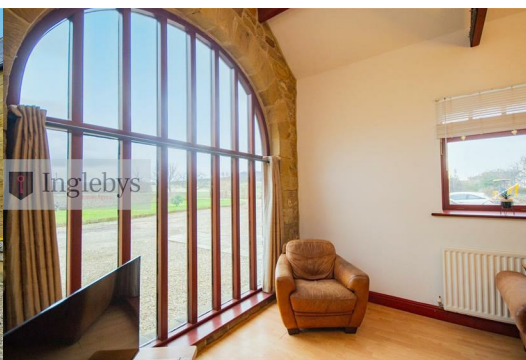
Endeavour Cottage Endeavour Cottage, Tofts Farm

Marske Road Saltburn-by-the-Sea, TS12 1PP

Offers Around £299,000



Situated on an exclusive private development, a stunning Grade II Listed 2-bedroom barn conversion, available for sale with no onward chain.



Tenure: Freehold.

Council Tax Band: Redcar & Cleveland Borough Council. Band-C.

EPC Rating: Awaiting New Certificate.

Kitchen, Dining & Family Area 22'10" x 16'9" (6.97m x 5.11m)

Featuring a range of base and wall units with stainless steel six-ring range style cooker with canopy extractor, integrated fridge and freezer, 1½ bowl sink unit, integrated dishwasher, solid wood work surfaces with tiled splashback, kickboard heater, integrated washing machine. Laminate flooring, spot lights, open plan to Family Area. 3x hardwood double glazed windows to the rear aspect, 1x to the front & wooden door opening to the front elevation. Storage cupboard. Access to the Bathroom, and stairs leading to the first floor.

Living Room 21'3" x 12'7" (6.48m x 3.84m)

Featuring hardwood sealed unit double glazed floor-to-ceiling arched window with stunning views to the front aspect. Further hardwood sealed double glazed window to the side, stone fireplace with convector stove-effect electric fire, exposed beams to the ceiling, laminate flooring, two double radiators, wooden door to the side elevation.

Bathroom 2.26m x 1.96m

Delightful white suite comprising oversize panel bath, Mira shower with glazed screen, pedestal basin, low level W/C, full complementary tiling, radiator and spot lights.

First Floor

Landing

Carpeted. Velux window.

Bedroom One 17'4" x 8'7" (5.29m x 2.63m)

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

Bedroom Two 9'11" x 8'3" (3.03m x 2.52m)

Hardwood sealed double glazed window to the rear aspect. Carpeted. Radiator.

External

Communal gardens with on-site gardener. Large gated pond & shared seating area, with potential fishing rights if desired. Graveled allocated parking areas with driveway leading down to the main road.

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.

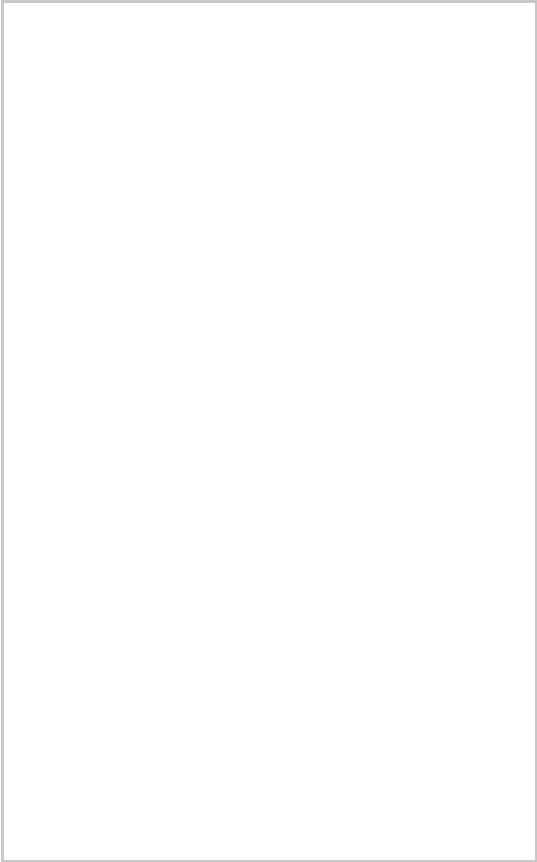
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

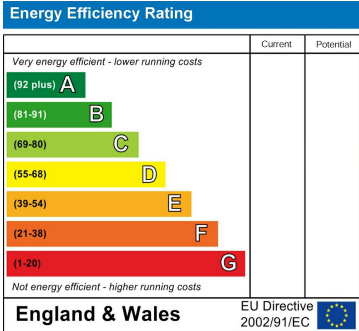
Area Map



Floor Plans



Energy Efficiency Graph



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.