



Inglebys

Estate Agents



2 The Firs

Boosbeck, TS12 3BW

£395,000



Available with immediate vacant possession, a unique and rarely available 4 bedroom semi-detached residence in an enviable location, with extensive gardens to the front and side, double garage, 17.75m workshop, and additional annex/self-contained studio accommodation to the rear.



Located off Margrove Road, Boosbeck, in an idyllic location with un-interrupted views from the front. A 4 bedroom semi-detached residence, with extensive gardens to the front and side. In need of some modernisation with a variety of out buildings, and available with immediate vacant possession, this property has huge scope for development.

Please note the property has solid fuel heating and septic tank.

Tenure: Freehold
EPC Rating: F
Council Tax: Redcar & Cleveland Band D

Entrance Porch 6'9" x 4'11" (2.07m x 1.51m)
Wooden glazed door with glazed side panels

Entrance Hall
Stairs rising to the first floor, radiator, rear door

Living Room 20'0" x 11'4" (6.12m x 3.46m)
uPVC wooden effect sash window to the front aspect, French doors to the side garden, picture rail, solid fuel stove in a brick surround with mantle over, radiator

Kitchen 13'11" x 10'11" (4.26m x 3.35m)
Range of wooden wall, base and drawer units, laminate work tops, stainless steel sink and drainer with mixer tap, gas range cooker with extractor hood, hardwood double glazed window,

Dining Room 12'5" x 11'8" (3.81m x 3.56m)
uPVC window to the front aspect, window seat, dado rail, picture rail, radiator

Utility Area/Rear Hall
Wall cupboards, door to the rear

Cloakroom/ w.c
uPVC window, low level w.c, wash hand basin in vanity unit, wall units, radiator,

Study 11'7" x 7'8" (3.54m x 2.36m)
uPVC sash window to the side, currently used as an office with a range of wall and base units with worktop serving as a desk.

Sun Room 11'8" x 5'6" (3.58 x 1.68)

Rear Hall
Door to the side

First Floor
Half landing with uPVC window

Large Landing Area
Access to the Loft via hatch

Bedroom One 14'6" x 10'4" (4.43m x 3.15m)
2 x Wooden double glazed windows, one to the front and one to the side, fitted wall cupboards, radiator

Bedroom Two 12'8" x 10'8" (3.87m x 3.27m)
Wooden double glazed window, storage cupboards, radiator

Bedroom Three 13'10" x 10'7" (4.24m x 3.23m)
uPVC window to the front aspect, 2 x storage cupboards, radiator

Bedroom Four 3.65m x 3.16m
Wooden double glazed window, radiator

Annexe
Living/Sleeping Area 11'8" x 10'11" (3.56m x 3.35m)
Brick fire place, uPVC window. wooden single glazed window, radiator

Kitchen 9'0" x 6'8" (2.75m x 2.05m)
Range of wall base and wall units, 2 ring gas stove, stainless steel sink and drainer uPVC door and window

Shower Room 8'11" x 3'10" (2.73m x 1.18m)
Walk in shower with curtain rail, low level w.c, pedestal wash hand basin, radiator

Externally

Double Garage 19'0" x 17'2" (5.8m x 5.25m)
Pitched roof, power, up and over door

Workshop 58'2" x 19'0" (reducing to 9'4") (17.75m x 5.81m (reducing to 2.87m))

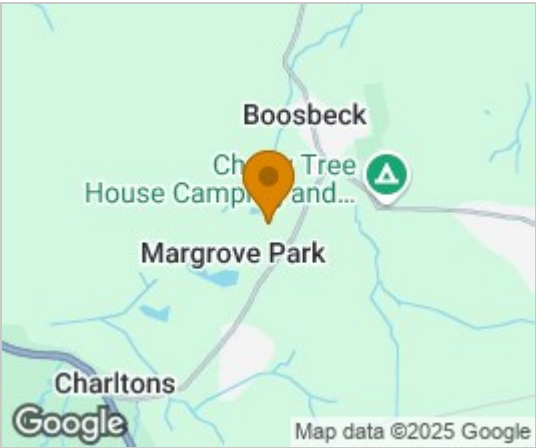
Garden
Large Lawned gardens to the front and side, with a variety of mature Fir trees and shrubs

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.

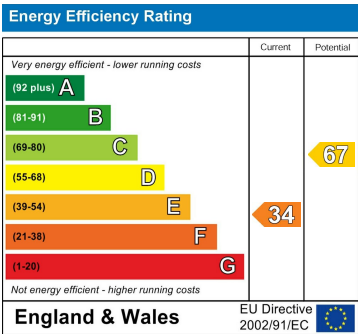
Area Map



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.

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