



# Inglebys

Estate Agents



## 7A Bolckow Street

Skelton-In-Cleveland, TS12 2AN

**£115,000**



Rarely available, and offering huge potential for First Time Buyers and Families alike. A three bedroom semi detached residence, with off street parking for two cars, and large enclosed rear garden.





An ideal first time buy or investment opportunity, a rare opportunity to acquire a three bedroom semi detached residence in a popular residential location. With huge potential, and space to extend (subject to planning consent) early viewing is advised.

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

Entrance Hall

uPVC door, stairs rising to the first floor, radiator

Living Room 14'6" x 12'7" (4.44m x 3.85m)

uPVC bay window to the front aspect. gas fire with back boiler, sliding doors to dining room

Dining Room 13'6" x 8'2" (4.14m x 2.49m)

uPVC window, understairs storage

Kitchen 6'10" x 6'10" (2.09m x 2.09m)

uPVC window to the rear, uPVC door giving access to the rear garden, base units and drawers. stainless steel sink with drainer. Access to pantry.

Pantry 4'4" x 2'10" (1.33m x 0.88m)

Understairs pantry with shelving and uPVC window to the side

First Floor

Landing

uPVC window to the side aspect, loft hatch

Shower Room 6'11" x 4'6" (2.13m x 1.39m)

Large shower cubicle with sliding glazed doors, wash hand basin in vanity unit, low level wc, cupboard housing water tank, radiator.

Bedroom One 13'4" x 8'4" (4.08m x 2.56m)

uPVC bay window to the front aspect, fitted wardrobes, radiator

Bedroom Two 9'1" x 9'1" (2.79m x 2.78m)

uPVC window to the rear, radiator

Bedroom Three 8'5" x 6'0" (2.57m x 1.83m)

uPVC window to the front aspect, radiator

Externally

Block paved driveway to the the front,  
Enclosed garden, laid mainly to lawn with established borders to the rear.

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.

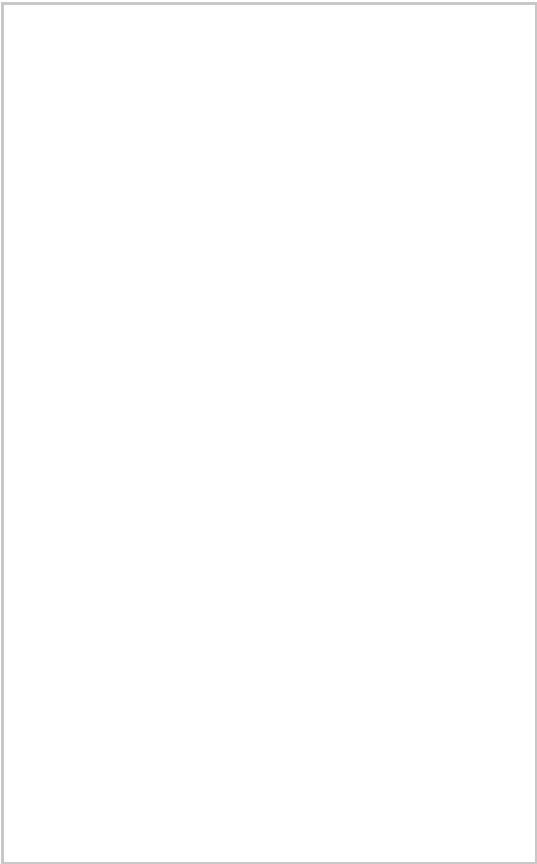
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Area Map



Floor Plans



Energy Efficiency Graph

