



# Inglebys

Estate Agents



## 10 Patterdale Road

Skelton-in-Cleveland Saltburn-by-the-sea, TS12 2FU

**£290,000**



Offered for sale is this immaculately presented house on Patterdale Road, Skelton. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space.

This remarkable home is in truly 'just move in' condition, making it an excellent choice for those looking to settle in without the hassle of renovations.

Situated within a popular and modern estate, the location provides a sense of community while still being conveniently close to local amenities including Pheasant Fields Retail Park and schools.

This house on Patterdale Road is an excellent opportunity for anyone seeking a high-quality home in a desirable area. With its spacious layout and impeccable presentation, it is a must-see for prospective buyers. Call us today to arrange your viewing appointment.



Tenure: Freehold.

Council Tax Band: TBC

EPC Rating: B

Entrance Hallway

Partially glazed composite entrance door.  
Radiator.  
Staircase rising to the first floor.  
Partially glazed oak door to the Living Room.

Living Room 14'5" x 10'9" (4.4 x 3.3)

Double glazed window to the front aspect.  
Radiator.  
Archway to the Kitchen/ Dining Room

Kitchen 10'8" x 9'2" (3.27 x 2.8)

Double glazed window to the rear aspect.  
A range of fitted wall and base units with integrated appliances including a double oven, electric hob, overhead extractor hood, fridge / freezer and dishwasher.  
Half tiled walls.  
Radiators.

Dining Room 10'11" x 8'2" (3.34 x 2.5)

French doors opening to the rear garden.  
Double doors, opening to the Living Room.

Utility Room 6'10" x 5'10" (2.1 x 1.8)

Door to the rear garden.  
Fitted base units with an integrated washing machine.  
Door to the Ground Floor Cloakroom / WC

Ground Floor Cloakroom / WC 6'10" x 5'9" (2.1 x 1.77)

Double glazed, frosted window.  
Low level WC and pedestal wash hand basin.  
Half tiled walls.

First Floor Landing

Master Bedroom 14'4" x 9'11" (4.38 x 3.03)

Double glazed window.  
Radiator.  
Door to the En Suite.

En Suite 8'2" x 5'3" (2.51 x 1.61)

Double glazed frosted window.  
Pedestal wash hand basin, low level WC and a glass shower enclosure.  
Ceramic tiled flooring.

Bedroom Two 13'10" x 10'8" (4.23 x 3.27)

Double glazed window.  
Radiator.

Bedroom Three 11'1" x 9'10" (3.4 x 3.01)

Double glazed window.  
Built in wardrobes.  
Radiator.

Family Bathroom 8'0" x 6'9" (2.46 x 2.08)

Double glazed, frosted window.  
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath.  
Heated towel rail.  
Ceramic tiled flooring and walls.

Bedroom Four 11'8" x 7'1" (3.56 x 2.16)

Double glazed window.  
Radiator.  
Built in wardrobes.

Integrated Garage 19'8" x 9'8" (6.0 x 2.96)

With up and over door, power and light.

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.

External

To the front of the property is a driveway providing off street parking for two vehicles and access to the garage.

The well presented, split level rear garden is mainly laid to lawn, with a flagstone patio area.

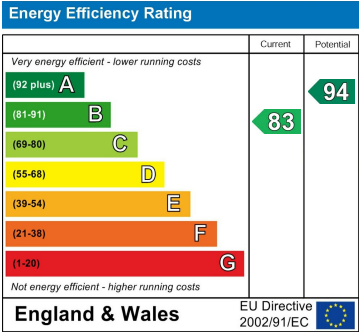
Area Map



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.