



38 Graham Street

Liverton Mines, TS13 4QR

£79,995



A spacious mid-terraced, with large rear garden and off street parking. To the ground floor, a through lounge, fitted kitchen, and well appointed bathroom, to the first floor, two cosy bedrooms, with Jack and Jill cloak. The loft has been converted to provide an occasional room, making the most of the space available.



Situated in a popular location, this house offers the convenience of off-street parking for one vehicle, ensuring you never have to worry about finding a parking spot. The large rear garden is perfect for relaxing outdoors or entertaining guests during the warmer months.

Upon entering, you will be pleasantly surprised by the deceptively spacious layout, providing ample room for all your living needs. With immediate vacant possession and no onward chain, you can move in hassle-free and start enjoying your new home right away.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: D

Lounge/Diner 21'11" x 9'4" increasing to 12'7" (6.7m x 2.85m increasing to 3.86m)

uPVC window to the front, radiators to the front and rear, storage cupboard housing combi boiler, understairs storage, and additional cupboard

Kitchen/Diner 13'3" x 9'1" (4.05m x 2.78m)

Full range of wall base and drawer units, wood block worktops, tiled splashbacks, ceramic hob, electric oven, stainless steel extractor, sink and a half with mixer, window to the rear, single radiator.

Bathroom 6'5" x 5'4" (1.97m x 1.65m)

Tiled floor and walls, white bathroom suite, shower over, bi-folding glazed screen, extractor, single radiator

Rear Porch

Tiled floor, uPVC door to the rear

Bedroom One 11'5" x 10'6" (3.49m x 3.21m)

Window to the front aspect, single radiator, built in storage cupboard, access to Jack and Jill washroom with w/c.

Bedroom Two 14'4" x 8'5" (4.39m x 2.58m)

2 uPVC windows to the rear, single radiator

Loft Room 13'9" x 12'11" (4.2m x 3.94m)

by paddle stair case, downlights, double radiator, Velux window to the rear

Externally

Large rear garden laid mainly to lawn, concrete slab for parking, double gates onto rear street, wooden decking area

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

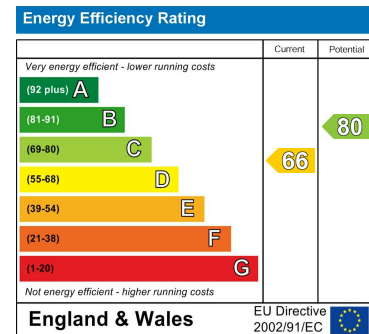
Area Map



Floor Plans



Energy Efficiency Graph



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