



Inglebys

Estate Agents



18 Marlborough Road

Skelton-In-Cleveland, TS12 2JP

Offers Around £179,500



Situated in a sought-after residential area of Skelton, this spacious three-bedroom semi-detached home offers fantastic open-plan living, enclosed side garden and a single garage. An ideal opportunity for first-time buyers, young families or those looking for a comfortable and versatile family home.



Situated on Marlborough Road in the popular village of Skelton, this attractive three-bedroom semi-detached home offers generous, versatile accommodation ideally suited to first-time buyers and growing families. With its impressive open-plan living space, enclosed garden and single garage, the property combines comfortable family living with a convenient residential location.

Upon entering, a welcoming entrance hallway leads through to the heart of the home, a spacious open-plan kitchen, dining & living area which is perfectly suited to modern lifestyles, allowing for everyday family life and entertaining alike. A log-burning stove creates a cosy focal point within the living area, adding warmth and character to the contemporary layout.

The first floor comprises three bedrooms, including two doubles and a single bedroom which could alternatively serve as a nursery, dressing room or home office. A family bathroom, complete with both a bathtub and separate shower cubicle, serves the accommodation.

Outside, the property enjoys an enclosed side garden, providing a pleasant space for outdoor relaxation and entertaining. Additional patio areas offer further seating opportunities, while a single garage provides useful parking or storage facilities.

Skelton-in-Cleveland is a thriving village offering an excellent range of everyday amenities, including local shops, cafés, public houses, schooling facilities and a variety of national retailers and supermarkets. The village is ideally positioned for exploring the surrounding countryside and coastline, with the North York Moors National Park and numerous scenic walking routes within easy reach. Excellent connections to neighbouring towns, including Saltburn, Guisborough, Redcar and Middlesbrough, provide further shopping, leisure and employment opportunities.

Offering a fantastic balance of space, practicality and location, this property represents an exciting opportunity to step onto the property ladder or find a home to grow into.

Tenure: Freehold.

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

EPC Rating: D-Rating.

Entrance Vestibule

UPVC double glazed with door to the side aspect. Tiled floor.

Entrance Hall 14'5" x 6'1" (4.40m x 1.86m)

UPVC double glazed window to the side aspect. Carpeted. Stairs leading to the first floor. Under-stairs storage cupboard.

Open-Plan Kitchen, Living & Dining Area 34'3" x 16'1" (max) (10.44m x 4.91m (max))

An impressive open-plan kitchen, living & dining area included a fully fitted kitchen with a range of integrated appliances including fridge / freezer, eye-level electric oven & microwave, ceramic hob. Extractor hood. Composite 1 1/2 bowl sink with single drainer & mixer tap. Plumbing for dishwasher & washing machine, and space for tumble dryer. LED downlighting. Laminate flooring. 2x UPVC double glazed windows to the side aspect & 1x to the rear with UPVC double glazed door to the rear aspect. Log-burning stove in the living area with UPVC double glazed bay window to the front aspect.

First Floor

Landing

UPVC double glazed window to the side aspect. Carpeted. Loft hatch leading to fully boarded loft with retractable ladder.

Bedroom One 11'3" x 10'5" (3.45m x 3.18m)

UPVC double glazed bay window with open views to the front aspect. Carpeted. Radiator.

Bedroom Two 11'7" x 10'5" (3.54m x 3.18m)

Laminate flooring. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three 6'4" x 6'0" (1.95m x 1.83m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bathroom 14'1" x 5'9" (4.30m x 1.76m)

Panel bath. Low-level W/C. Walk-in shower cubicle. Hand basin. Laminate flooring. Part-tiled walls. 2x UPVC double glazed frosted windows to the side aspect.

External

Front Elevation

Block-paved patio space with decorative gravel borders. Pathway leading around to the side & rear elevations.

Side Elevation

Enclosed garden area laid to lawn with additional paved patio / outdoor seating space. Steps lead down to a courtesy door to the detached single garage.

Garage

Accessed via the side elevation with 'Up & Over' door, light, and courtesy door leading up to the Side Elevation.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer

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

