Inglebys
Estate Agents



34 Church Street

Marske-By-The-Sea, TS11 7ND

£89,950

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Located in the charming coastal village of Marske-By-The-Sea, this delightful house on Church Street presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space. The separate living room and dining room provide a perfect layout for family gatherings.

The house features two double bedrooms, ideal for a small family or as a guest room. The bathroom, while functional, is in need of refurbishment, allowing you to personalise the space to your taste.

One of the standout features of this property is its proximity to the beach, making it an ideal location for those who enjoy coastal walks. The potential for refurbishment means that you can truly make this house your own, transforming it into a stylish and modern home.

Whether you are a first-time buyer or an investor looking for a project, this property offers a unique chance to invest in a desirable area.







Tenure: Freehold
Council Tax: Redcar & Cleveland band A
EPC Rating: D.

Entrance Hallway
Partially glazed composite door.
Tile effect vinyl flooring.
Staircase to the first floor.

Living Room 13'3" x 12'11" (4.05 x 3.96)
Double glazed window to the front aspect.
Gas fire with a brick surround, wooden mantle, matching shelving and a tiled hearth.
Under-stair storage cupboard.
Frosted window to the Dining Room.
Woof effect laminate flooring.

Dining Room 11'6" x 7'3" (3.52 x 2.21)
Frosted window to the Living Room.
Patio doors, opening to the rear courtyard.
Doorway to the Kitchen.

Kitchen 13'6" x 8'0" reducing to 4'9" (4.12 x 2.44 reducing to 1.46)
Windows to the rear and side aspects.
L shaped Kitchen.
A range of fitted wall and base units with marble effect roll top work surfaces.
Gas cooker point.
Stainless steel sink unit and drainer with dual taps.
Wall mounted combination boiler.
Tiled splashbacks and flooring.

First Floor Landing
Window to the side aspect.

Bedroom One 9'3" x 9'2" (2.82 x 2.81)
Window to the front aspect.

Bedroom Two 12'5" x 8'0" (3.80 x 2.45)
Window to the front aspect.

Bathroom 11'3" x 7'4" (3.44 x 2.24)
Two frosted windows to the rear aspect.
A three piece suite comprising of a low level WC, pedestal wash hand basin and a corner bath.
Half tiled walls.
Tile effect vinyl flooring.
Partition wall and doorway.

External
To the rear of the property is an enclosed courtyard with gated storage area.

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
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.

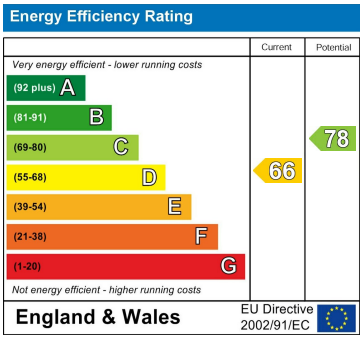
Area Map



Floor Plans



Energy Efficiency Graph



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