



## 2 Roseberry Place Derwent Road , Skelton-In-Cleveland, TS12 2GQ

£895



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## HALLWAY

6'9" x 19'3" (2.06m x 5.87m )

Entering through the front of the property, you step into a spacious hallway that serves as the central hub of the ground floor, providing access to the kitchen, the conveniently located ground-floor W.C., and the integral garage.

## KITCHEN/ DINER

16'10" x 10'8" (5.13m x 3.25m)

To the left of the room sits the contemporary kitchen, fitted with a range of high-gloss wall, base, and drawer units complemented by wood-effect worktops. It features a built-in oven and hob, along with designated space for a selection of free-standing appliances.

To the right, the dining area offers ample room for a large dining table and benefits from sliding patio doors that open directly onto the rear garden, allowing natural light to fill the space.

The entire room is enhanced by light laminate flooring that continues seamlessly from the hallway, freshly painted white walls, and a centrally positioned radiator.

## GROUND FLOOR W.C

3'2" x 5'0" (0.97m x 1.52m)

The ground floor also benefits from a conveniently located W.C., fitted with a modern two-piece suite. The space features laminate flooring that flows seamlessly from the hallway and has been freshly painted, giving the room a clean and updated appearance.

## FIRST FLOOR LANDING

6'10" x 14'7" (2.08m x 4.45m)

The first-floor landing features freshly laid carpet and

newly painted walls, creating a bright and welcoming space. From here, you can access the reception room, the first bedroom, and the family bathroom, and a further staircase leads up to the second floor.

## RECEPTION ROOM

16'11" x 13'10" (5.16m x 4.22m)

The L-shaped reception room is positioned to the front of the property and enjoys plenty of natural light from two UPVC double-glazed windows. The space is finished with freshly laid carpet, painted walls, and a radiator for year-round comfort. Generous in size, the room can easily accommodate a two-piece suite with additional storage, or it could be arranged to include a dining area if desired.

## BEDROOM ONE

9'7" x 16'2" (2.92m x 4.93m)

The first bedroom is located on the first floor and offers generous proportions, comfortably accommodating a double bed along with larger storage units. The room features a UPVC double-glazed window, a radiator, and freshly laid carpet, creating a warm and inviting atmosphere.

## FAMILY BATHROOM

6'4" x 7'6" (1.93m x 2.29m)

The family bathroom is located on the first floor and features a modern three-piece suite, including an L-shaped bath with overhead shower and glass screen, a hand basin, and a low-level W.C. The space is enhanced by a frosted UPVC double-glazed window providing natural light while maintaining privacy, along with a radiator and newly fitted flooring for a fresh, clean finish.

## SECOND FLOOR LANDING

3'3" x 4'11" (0.99m x 1.50m )

The second-floor landing is finished with new carpeting and provides access to the two additional bedrooms.

## BEDROOM TWO

9'11" x 11'6" (3.02m x 3.51m)

The second bedroom is generous in size, easily accommodating a double bed along with larger storage units. The room is brightened by two skylight windows and finished with newly fitted carpet and freshly painted walls, creating a clean and modern feel.

This bedroom also benefits from its own en-suite, fitted with a contemporary three-piece suite comprising a walk-in shower cubicle with glass screen surround and electric shower, a hand basin with integrated storage, and a low-level W.C. The en-suite features a skylight window, tiled walls, and a chrome towel warmer, adding both practicality and style.

## BEDROOM THREE

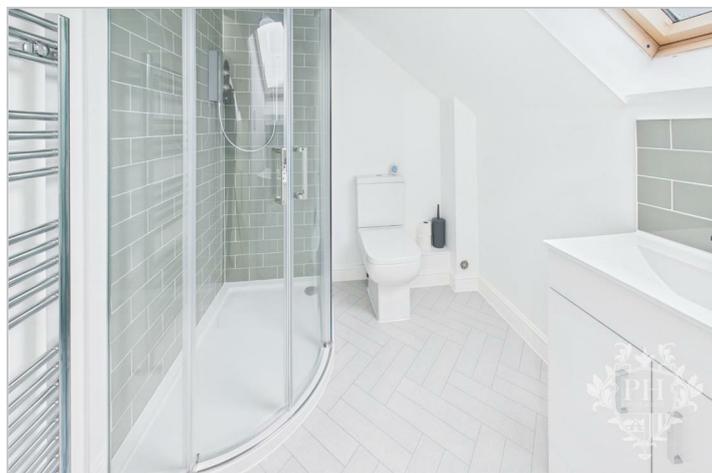
13'3" x 5'10" (4.04m x 1.78m)

The third bedroom offers space for a single bed

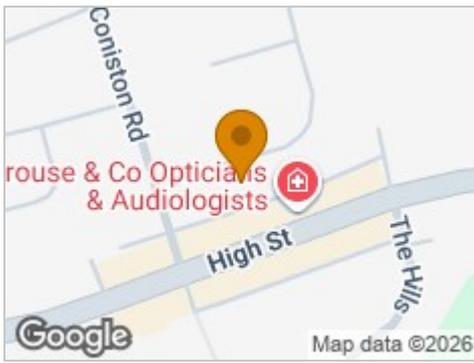
along with a selection of smaller storage units. The room is illuminated by two skylight windows and features a radiator, freshly laid carpet, and clean white walls, creating a bright and comfortable environment.

## EXTERNAL

The property benefits from a driveway providing off-street parking for one car, along with an attached garage for additional storage or vehicle space. To the rear, there is a patio area ideal for outdoor seating, with steps leading up to a raised lawned garden. The home is conveniently located within a short walk or drive of local amenities and schools, making it well-suited for families and commuters alike.



## Road Map



## Hybrid Map



## Terrain Map



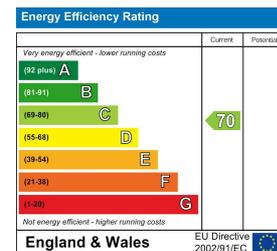
## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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