

KIRKLEATHAM AVENUE, MARSKE-BY-THE-SEA, TS11 7EP



- ▲ Four Bedroom Semi Detached Property
- ▲ Fantastic Residential Area of Marske
- ▲ Spacious Family Home Over Three Floors Spanning over 1,300 Sq. Ft
- ▲ Recent Kitchen & Bathroom
- ▲ Garage
- ▲ Generous Driveway
- ▲ Low Maintenance Rear Garden
- ▲ No Chain Sale

£220,000

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Offered for sale with no chain, this spacious property sits within a highly sought after residential area of Marske-by-the-Sea. Spanning over 1,300 sq. ft over three floors, this family home ticks plenty of boxes and features a recent kitchen and bathroom, and combi boiler. Nicely positioned within easy reach of the bustling High Street, acclaimed schooling, far reaching transport links and stunning coastline.

GROUND FLOOR

ENTRANCE PORCH - 2.07m x 1.48m (6'9" x 4'10")

Part glazed entrance door, grey oak vinyl flooring and part glazed UPVC door to the hall.

HALL - 1.87m x 4.64m (6'2" x 15'3")

With decorative vinyl flooring, radiator, UPVC window, under stairs storage cupboard and door to the living room and kitchen.

LIVING ROOM - 3.76m x 5.20m (12'4" x 17'1")

A fantastic well-presented spacious room with feature wall, multifuel burning stove with slate hearth and wood mantel, radiator, UPVC window and door to the dining room.

DINING ROOM - 3.25m x 3.60m (10'8" x 11'10")

With neutral decoration and feature cast iron cast iron fireplace, oak vinyl flooring, recently fitted UPVC French doors to the rear garden and further door to the kitchen.

KITCHEN - 2.35m x 3.61m (7'9" x 11'10")

A matt grey fitted kitchen with soft closing doors and slimline roll edge worktops, part tiled walls, stainless steel extractor hood, plumbing for washing machine, storage cupboard housing the recently installed Vaillant combi boiler, twin UPVC windows and part glazed door to the driveway.

FIRST FLOOR

LANDING - 2.14m (7') reducing to 0.71m (2'4") x 3.11m (10'2") reducing to 2.27m (7'5")

With panelled doors to all rooms including staircase to the second floor fourth bedroom.

BEDROOM ONE - 3.28m (10'9") reducing to 3.16m (10'4") x 4.69m (15'5")

An excellent spacious room with neutral decoration and grey oak vinyl flooring, radiator, integrated storage cupboard and UPVC window.

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BEDROOM TWO - 3.52m x 3.23m (11'7" x 10'7")

A double room with original floorboards, integrated storage, radiator and a UPVC window overlooks the rear garden.

BEDROOM THREE - 2.35m x 3.20m (7'9" x 10'6")

A generous third bedroom with integrated storage, radiator, oak vinyl flooring and UPVC window.

BATHROOM - 2.09m (6'10") reducing to 1.26m (4'2") x 2.69m (8'10") reducing to 1.87m (6'2")

A white modern suite with shower attachment, fully UPVC clad walls, tile laminate flooring, radiator and twin UPVC windows.

SECOND FLOOR

BEDROOM FOUR - 5.34m (17'6") x 3.76m (12'4") plus eaves storage

A light and bright spacious room with radiator, twin eaves storage cupboards and Velux roof windows offer open coastal views.

EXTERNALLY

GARAGE - 2.74m x 4.70m (9' x 15'5")

With up and over entrance door, power, lighting, UPVC window and handy door to the workshop/storage area.

PARKING & GARDEN - The front of the property benefits from a sizeable driveway offering parking for numerous vehicles, and gated access to the rear garden. The low maintenance rear garden offers numerous seating areas, raised sleeper beds, outdoor tap, and storage/workshop with access to the garage.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

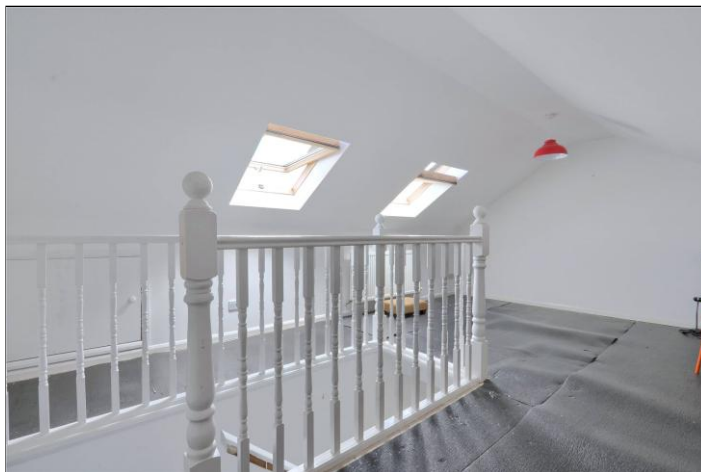
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AGENTS REF: - CF/LS/EST260160/01072026

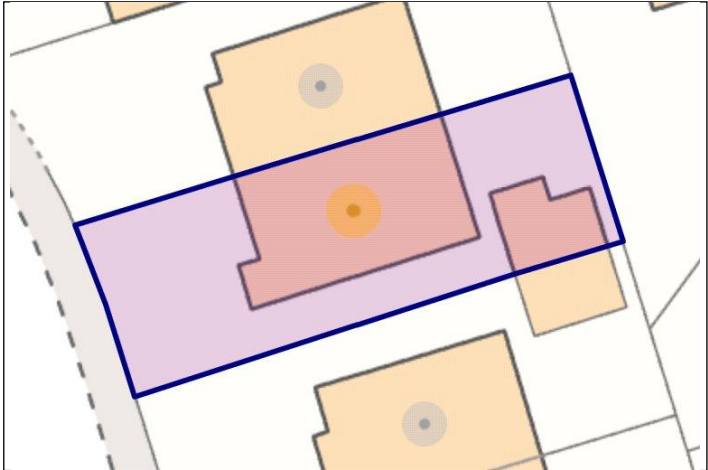
Council Tax Band: C **Tenure:** Freehold



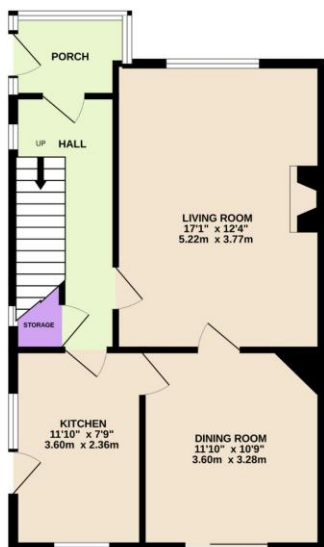
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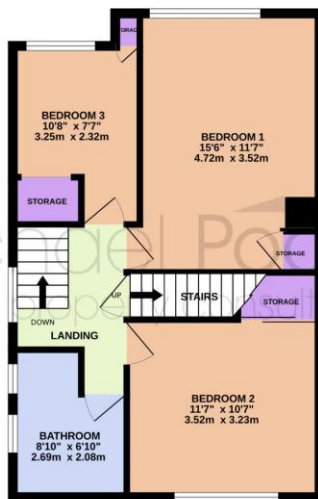
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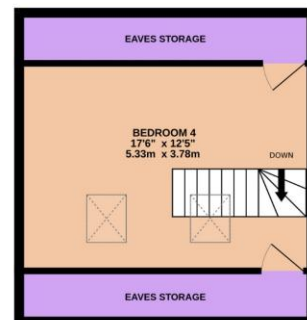
GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



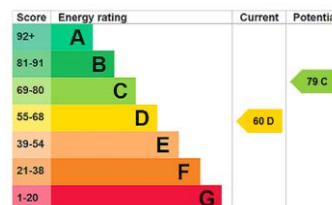
2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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