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Estate Agents



3 Greenbank Terrace

Boosbeck Boosbeck, TS12 3AJ

£125,000

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A beautifully presented two-bedroom mid-terraced property, situated in a quiet village location on Greenbank Terrace, Boosbeck.

Recently refurbished and offering an excellent opportunity for a first-time buyer, couple or investor, the property has benefited from a range of improvements including a newly fitted kitchen, new flooring to the ground floor, downstairs WC and redecoration throughout.

The dual aspect accommodation provides comfortable and versatile living space, complemented by an attractive front garden. The property is offered for sale with some furniture included, providing a convenient option for buyers looking for a home that is ready to move into.







Situated in a quiet location, this terraced house is ideal for those who appreciate a peaceful environment while still being within easy reach of local amenities and the stunning coastline of Saltburn-By-The-Sea.

Early viewing is advised. Call us today to arrange your appointment.

Tenure: Freehold.

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

EPC: Awaiting on a certificate.

Vestibule
uPVC front door providing access into the entrance vestibule. Carpeted. Dado rail.

Entrance
Stairs leading to the first floor. Carpeted. Radiator. Dado rail.

Dual Aspect Reception Room 23'4" x 11'5" (7.13m x 3.49m)
uPVC Bay window to the front aspect. Victorian fireplace with black feature surround. Electric stove fire in situ. 2 x Radiators. uPVC window to the rear aspect. Laminate flooring.

Kitchen
A range of wall, base units in Sage. Integrated electric oven and microwave. Gas hob. Integrated dishwasher, Stainless steel sink and drainer. uPVC window to the side aspect. 2 x Radiator. Storage cupboard. Partially tiled. Vinyl flooring.

Utility 9'1" x 5'11" (2.78m x 1.81m)
uPVC window to the side aspect. Plumbing for washing machine and dryer. Radiator. Vinyl flooring continued.

Downstairs WC
uPVC frosted window. Low-level WC. Vanity unit hand-basin. Radiator. Vinyl flooring.

First Floor
Spacious loft - Boarded with pull-down ladder.

Bathroom 11'0" x 8'1" (3.37m x 2.47m)
uPVC frosted window. Walk-in shower with glass enclosure. Vanity unit hand-basin. Heated towel rail. Low-level WC. Vinyl flooring.

Bedroom One 14'7" x 10'11" (4.47m x 3.35m)
uPVC window to the front aspect. Fitted wardrobes. Victorian fireplace. Carpeted. Radiator.

Bedroom Two 11'11" x 9'1" (3.64m x 2.77m)
uPVC window to the rear aspect. Victorian fireplace. Storage cupboard. Carpeted.

Externally

Front Elevation
Attractive front garden laid to lawn with a slight gradient, complemented by mature shrubs and established planting. Garden shed with electricity supply.

Rear Elevation
Private rear yard providing a pleasant outdoor space, with gated access to the rear.

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.

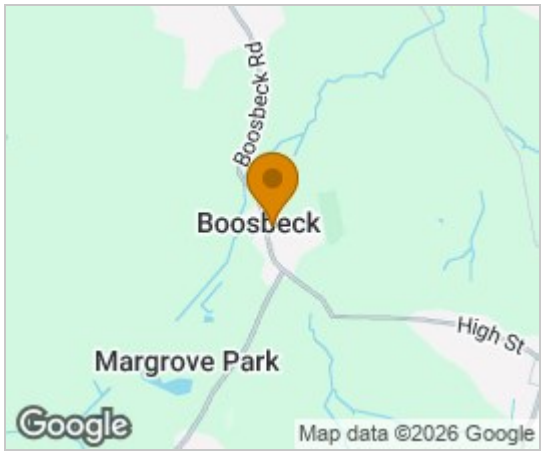
Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

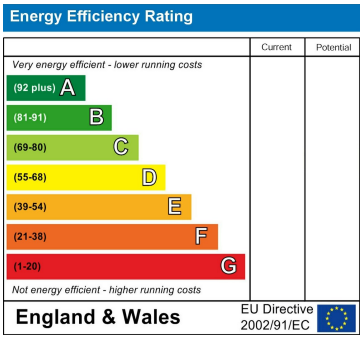
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans

Energy Efficiency Graph



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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