



53 Limes Crescent, Marske-By-The-Sea
£120,000





53 Limes Crescent

Marske-By-The-Sea, Redcar

Spacious semi-detached in Marske-by-the-Sea with 20ft+ kitchen diner, rear garden access, great local amenities, schools, and transport. Freehold. Council Tax Band A.

- Three Bedroom Semi Detached Property
- Popular Marske Location
- 20ft Plus Kitchen Diner with French Doors to the Rear
- Garden
- Ground Floor WC
- Outbuilding Storage
- Off Street Parking
- Westerly Facing Rear Garden
- High Levels Of Sulphur

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****REDUCED Due To High Level Of Sulphur**** Located within the popular area of Marske-by-the-Sea, this spacious semi-detached property ticks plenty of boxes and benefits from a 20ft plus kitchen diner with easy access to the rear garden. Excellent for local amenities, schooling and transport links. Early viewing is advised.

Tenure - Freehold

Council Tax Band A

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROUND FLOOR

Hall 6' 9" x 12' 11" (2.05m x 3.93m)

Part glazed UPVC entrance door, staircase to the first floor, radiator and part glazed doors to the living room and kitchen diner.

Living Room 13' 4" x 12' 11" (4.06m x 3.94m)

A spacious room with wood fire surround with electric fire, grey carpet, radiator and UPVC window.

Kitchen Diner 20' 4" x 9' 4" (6.20m x 2.84m)

A matt grey fitted kitchen with stainless steel handles, freestanding electric cooker with stainless steel splashback, plumbing for washing machine, wall mounted Worcester combi boiler, under stairs shelved storage cupboard, vinyl flooring flows through to the dining area with radiator, French doors open onto the garden and further door to the storeroom.

Storeroom 7' 8" x 6' 6" (2.33m x 1.98m)

2.33m x 3.18m reducing to 1.98m A versatile space with access to the front of the property, cupboard storage, door to the WC, UPVC window and door to the rear garden.

WC 2' 11" x 6' 6" (0.88m x 1.98m)

A white suite with vinyl flooring and UPVC window.



FIRST FLOOR

Landing 7' 2" x 7' 7" (2.19m x 2.32m)

2.19m x 2.58m reducing to 2.32m With panelled doors to all rooms including a shelved storage cupboard and access to the fully boarded loft space via a retractable loft ladder.

Bedroom One 13' 0" x 11' 10" (3.95m x 3.60m)

3.95m reducing to 3.35m x 3.60m With neutral decoration, fitted wardrobe storage, radiator and UPVC window.



Bedroom Two 13' 0" x 8' 4" (3.95m x 2.55m)

3.95m reducing to 3.73m x 2.55m A double room with integrated wardrobe storage, radiator and a UPVC window overlooks the rear garden.

Bedroom Three 9' 1" x 8' 0" (2.77m x 2.45m)

2.77m x 2.72m reducing to 2.45m A single room with a bespoke bedframe, radiator and UPVC window.

Bathroom 7' 10" x 5' 5" (2.39m x 1.65m)

A white suite with a thermostatic shower, fully UPVC clad walls and ceiling, chrome ladder radiator, oak vinyl flooring and UPVC window.

EXTERNAL

Store

Storage 6' 7" x 6' 6" (2.00m x 1.98m)

With power and lighting.

Parking & Garden

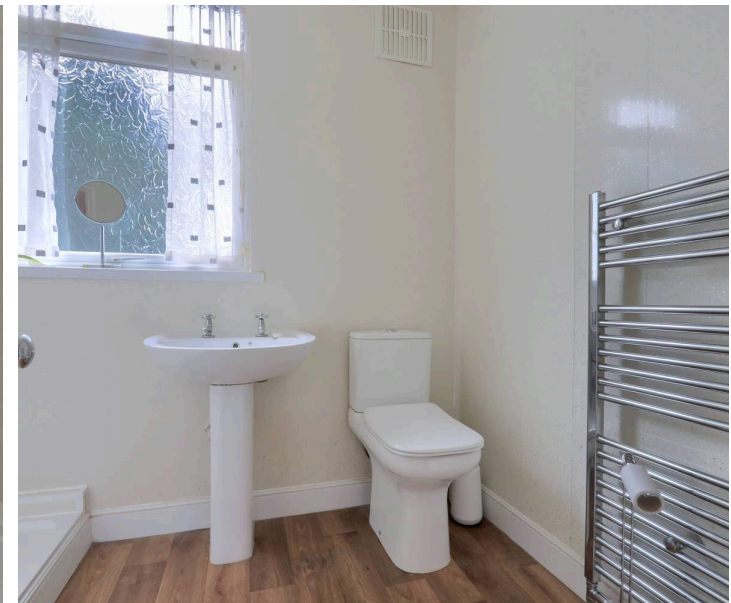
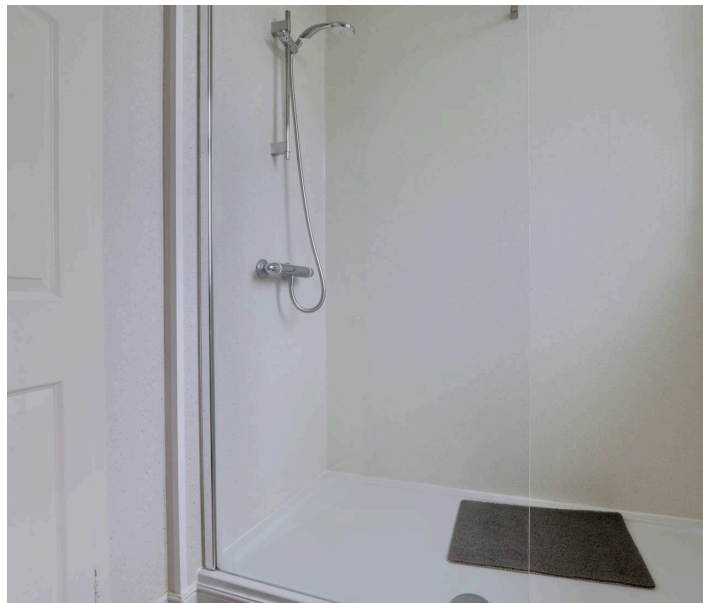
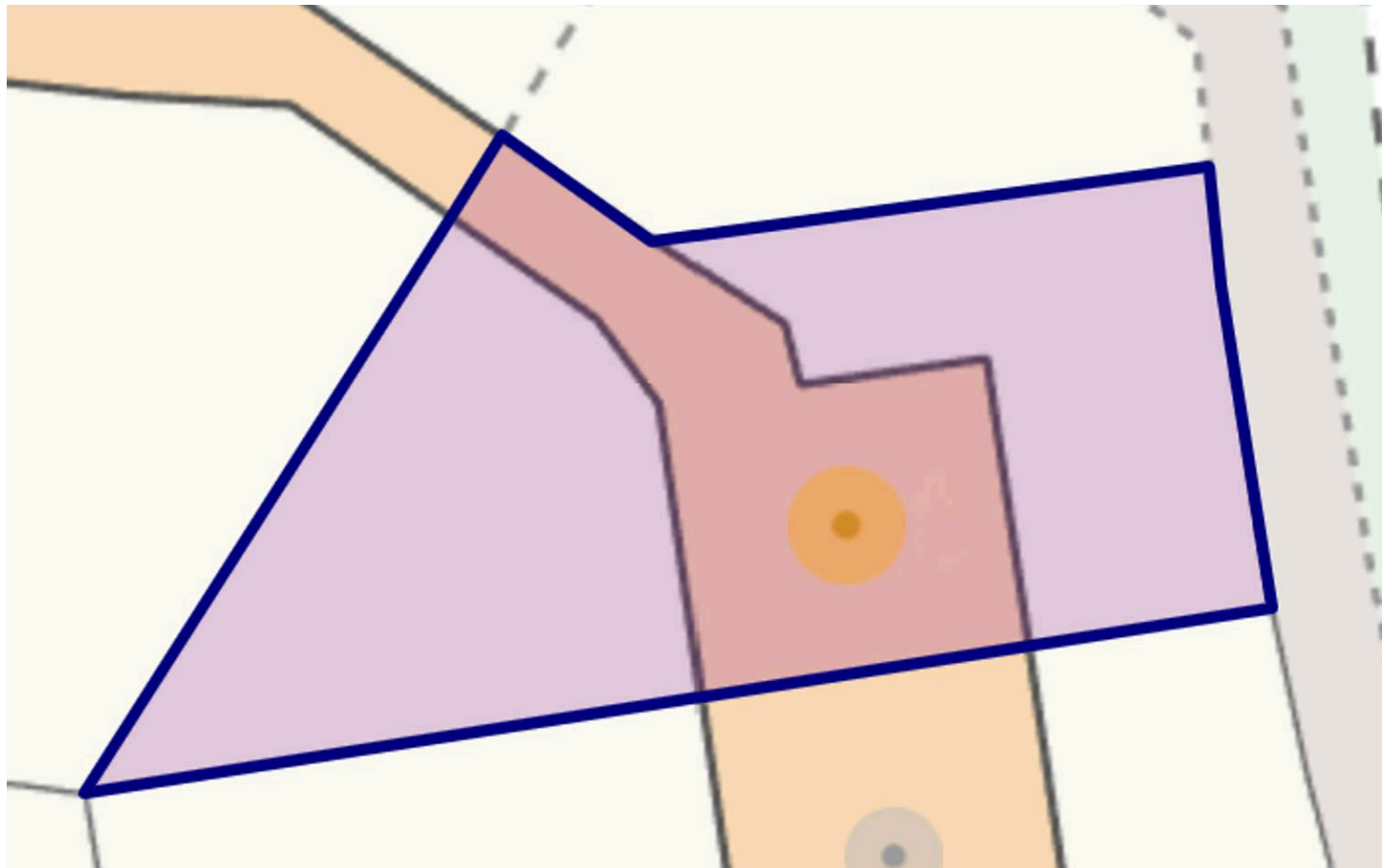
The front of the property benefits from a generous frontage offering parking for numerous vehicles and outdoor power supply. The westerly facing garden is laid to lawn with paved patio area, concrete pathways, outdoor tap, water feature and access to the brick stores.

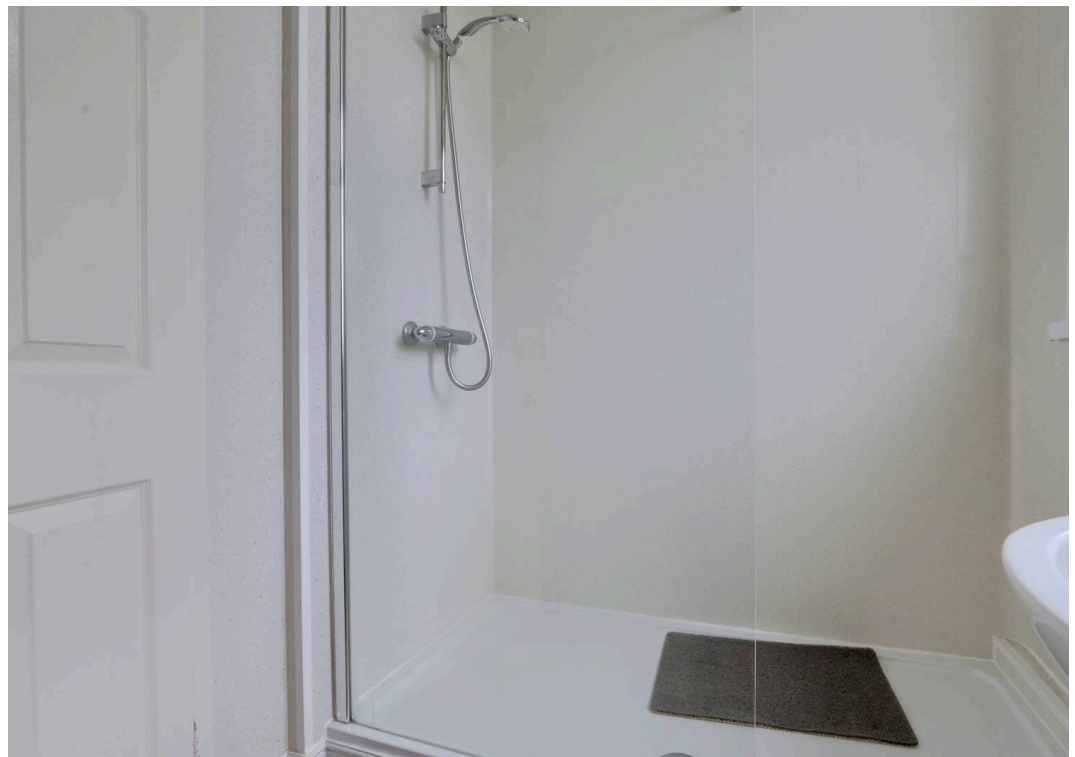
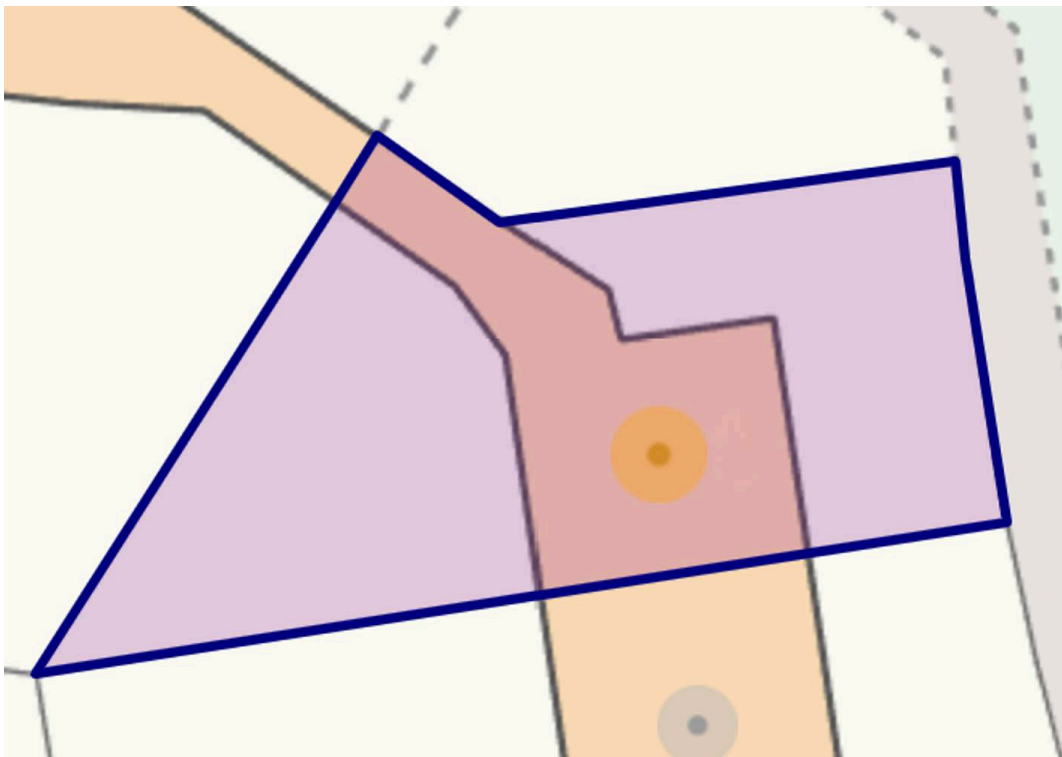
Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

CF/LS/RED260535/20082026











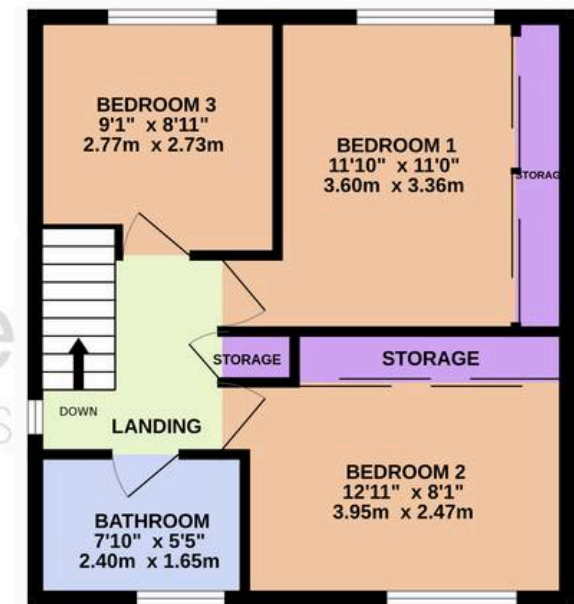
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GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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