



Inglebys

Estate Agents



1 The Garth, Marske-By-The-Sea, TS11 6JZ

£395,000

Located on the prestigious cul-de-sac, The Garth, Marske, is this spectacular three bedroom residence occupying a sizeable plot. With scope to modernise and upgrade, early viewing is advised.

Rarely available in this sought after location and within a short walk to independent shops, restaurants and Marske's award winning beach, a three bedroom detached residence, offering the option of one level living, with an additional large airy bedroom to the first floor. Offering versatile accommodation for couples and families alike. The property benefits from two ground floor bedrooms, one with adjoining WC, large living room and dining room to the rear overlooking the well established and generous South Facing garden. The option to extend is also there for those wanting to create an open plan kitchen and family area to the rear. Externally, to the front aspect, the property benefits from a concrete imprint driveway, with the potential of off street parking for several vehicles, and access to the garage via an electric door.

Available with immediate vacant possession and no onward chain, early viewing is a must.

Tenure: Freehold

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

EPC Rating: D.

Entrance Porch

Wooden entrance door.
Glazed door to the internal hallway.

Entrance Hallway

Staircase rising to the first floor.

Living Room 22'1" x 12'10" (6.75 x 3.92)

Two double glazed windows to the side aspect.
Gas fire with marble effect back and hearth and a wooden surround.
French doors opening to the garden room.
Door to the Dining Room.

Dining Room 7'4" x 13'2" (2.24 x 4.02)

Double glazed window to the side aspect.
Parquet flooring.
Door to the Kitchen

Garden Room 10'11" x 6'9" (3.34 x 2.06)

Double glazed throughout.
uPVC door to the rear garden.

Kitchen 13'2" x 8'10" (4.02 x 2.71)

Double glazed window to the side aspect.
A range of fitted wall and base units with wood effect roll top work surfaces.
Integrated double oven.
Gas four-burner hob.
Glazed serving hatch to the Dining Room.
Door to the Utility Room.
Tile effect vinyl flooring.

Utility Room

Double glazed throughout.
Ceramic Butler sink.
Plumbing for a washing machine.
uPVC doors to the front and rear externals.

Bedroom One 14'4" x 11'10" (4.37 x 3.61)

Double glazed bay window to the front aspect.
Built in wardrobes.

Bedroom Two 14'10" x 10'0" (4.53 x 3.05)

Double glazed, bay window to the front aspect.
Door to a low level WC and a corner sink.

Shower Room 5'4" x 5'10" reducing to 2'1" (1.63 x 1.8 reducing to 0.65)

Double glazed, frosted window to the rear aspect.
Glass shower enclosure.
Low level WC.
Half tiled walls.

Additional Shower Room 7'4" x 3'2" (2.24m x 0.97m)

Double glazed, frosted window to the front aspect.
A modern suite comprising of a pedestal wash hand basin and a walk in, double shower cubicle with glass screen.
Fully tiled walls.
Airing cupboard,

First Floor Landing

Door to storage space.

Attic Bedroom 17'2" x 9'10" (5.25 x 3.0)

Double glazed window to the front aspect.

Rear External

An immaculately presented, landscaped rear garden which is mainly laid to lawn with a selection of mature trees and shrubs.
Courtesy door to the rear of the garage.
Shed.
Greenhouse.
Paved patio area.
Gate to the side courtyard.

Front External

Concrete imprint driveway, with the potential for off street parking for several vehicles, and access to the integrated garage via an electric door.
To the side of the property is a paved courtyard, accessed through a gate to the front.
There is also an additional garden on the opposite side of the road with a selection of mature shrubs and a Bramley apple tree.

Disclaimer

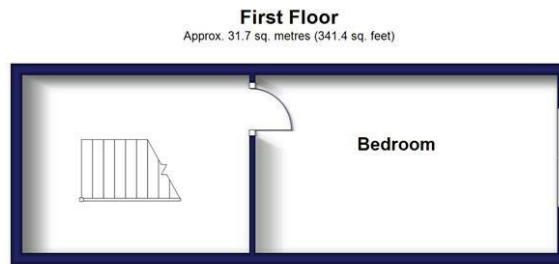
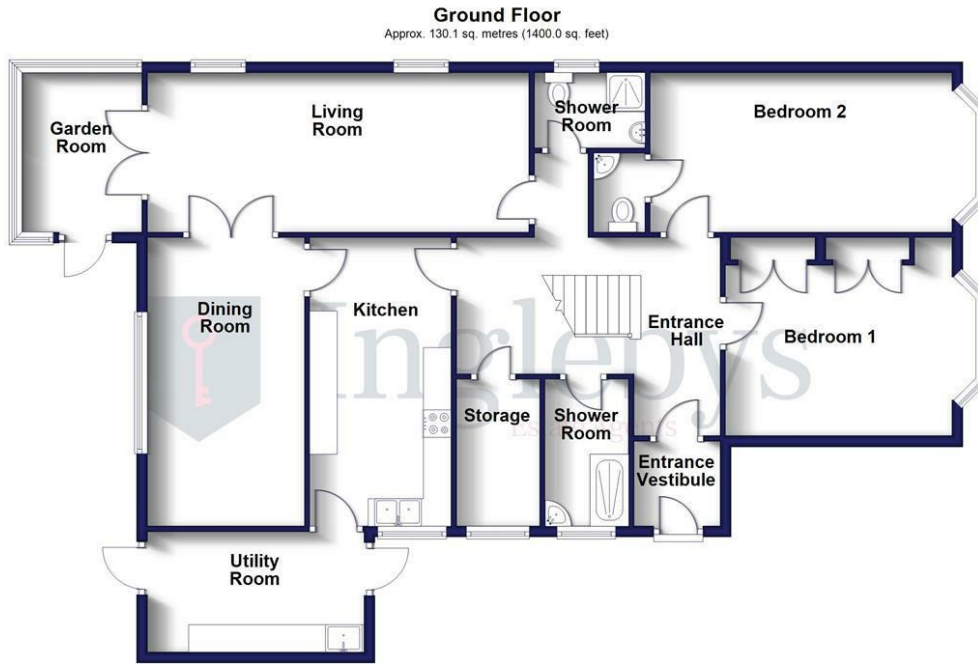
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

Floor Plan



Total area: approx. 161.8 sq. metres (1741.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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