



# Inglebys

Estate Agents



## 64 Marske Road

Saltburn By The Sea, TS12 1QN

**£175,000**



Located in Saltburn with views of the communal green to the front, this spacious three bedroom family home is available immediately with no chain. With potential to extend the property, subject to the necessary permissions, allows for the possibility of creating your dream home tailored to your needs.

Whether you are a first-time buyer or looking to invest in a property with great potential, this house on Marske Road is not to be missed, an excellent opportunity to make this charming residence your own in the sought after coastal town of Saltburn By The Sea.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band B

EPC Rating: D.

#### Entrance Hallway

Staircase rising to the first floor.  
Storage cupboards, one housing the electric meter.

#### Living Room 17'3" x 10'9" (5.26 x 3.3)

Double glazed windows to the front and rear aspects.  
Radiator.

#### Kitchen/Dining Room

Double glazed windows to the rear and side aspects.  
A range of wall and base units with granite effect roll top work surfaces.  
Integrated electric single oven and matching hob.  
Tiled splashbacks.  
Under-stair storage cupboard.  
Radiator.  
Tile effect vinyl flooring.  
uPVC door to the rear external.

#### First Floor Landing

Double glazed windows to the front and side aspects.  
Radiator.  
Loft access hatch.  
Cupboard housing a combination boiler.

#### Family Bathroom 5'0" x 3'0" (1.53 x 0.92)

Double glazed frosted window to the front aspect.  
Half tiled walls.  
A panelled bath with electric shower over.  
Pedestal wash hand basin.  
Airing cupboard.

#### Separate WC

Double glazed frosted window to the front aspect.  
Low level WC.

#### Bedroom One 12'7" x 9'11" (3.84 x 3.04)

Double glazed window to the rear and side aspects.  
Radiator.

#### Bedroom Two 10'9" x 9'10" (3.29 x 3.0)

Double glazed window to the rear aspect.  
Built in storage cupboard.  
Radiator.

#### Bedroom Three 7'6" x 7'11" (2.3 x 2.42)

Double glazed window to the front aspect.  
Radiator.  
Built in storage cupboard.

#### External

The rear garden is mainly laid to lawn with wrap around gardens, mature shrubs and plants and brick built outhouses.  
The enclosed front garden is mainly laid to lawn.

#### 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.

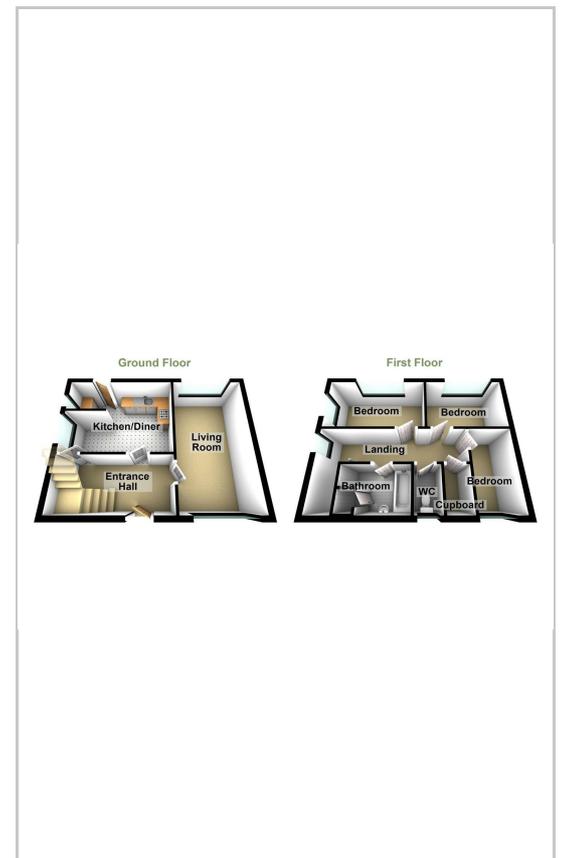
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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