



# Inglebys

Estate Agents



## 3 Victory Cottage Marske Road

Saltburn By The Sea, TS12 1PP

**Offers Around £325,000**



Situated in an exclusive, private development, a beautifully presented 2-bedroom barn conversion complete with 2x parking bays, and communal garden areas.



Tenure: Freehold.

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

EPC Rating: C

### First Floor

#### Kitchen / Dining Area 22'8" x 16'6" (6.93m x 5.03m)

Farmhouse style kitchen comprising of a range of wall, base & drawer units with matching centre island & granite worktops. Integrated double electric oven & ceramic hob. Extractor hood. Plumbing for washing machine. Exposed beams. Laminate flooring. Dining area with window to the rear aspect. 3x Velux windows. Fireplace with electric fire.

#### Living Room 27'4" x 16'6" (8.35m x 5.04m)

5x windows to the front, side & rear aspects with views over the surrounding countryside & sea. Laminate flooring. Radiator. Exposed beams. Stairs lead down to the ground-floor.

### Ground Floor

#### Bedroom One 14'3" x 12'7" (4.36m x 3.84m)

Hardwood glazed floor-to-ceiling door & windows to the front aspect. Carpeted. Storage cupboard. Radiator. Access to the En-Suite.

#### Bedroom One En-Suite 9'3" x 8'4" (2.82m x 2.56m)

Walk-in corner shower cubicle. Pedestal hand basin. Low-level W/C. Part-tiled walls & floor. Extractor fan. Hardwood glazed frosted floor-to-ceiling window to the front aspect.

#### Bedroom Two 15'2" x 9'4" (4.63m x 2.86m)

Storage cupboard. Carpeted. Radiator. Hardwood glazed door & window to the front aspect.

#### Bathroom 9'2" x 9'2" (2.81m x 2.80m)

Roll-top bathtub with shower attachment. Pedestal hand basin. Low-level W/C. Bidet. Tiled walls & floor. Extractor fan.

### 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.

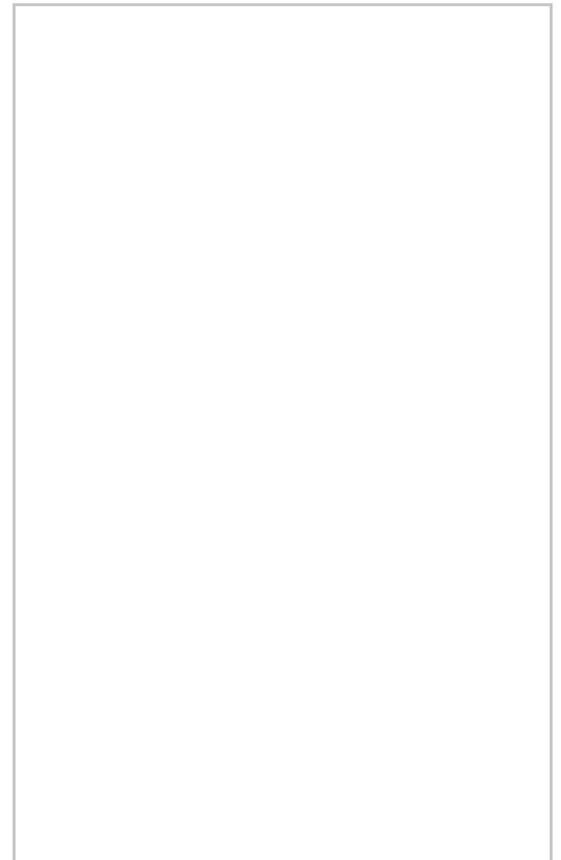
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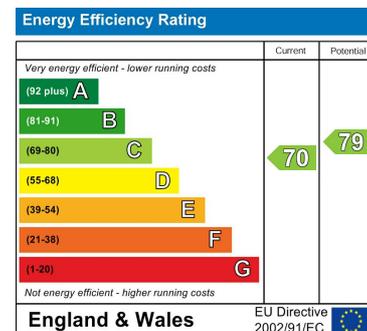
### Area Map



### Floor Plans



### Energy Efficiency Graph



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