



## 83 Boosbeck Road

Skelton-In-Cleveland Saltburn-By-The-Sea, TS12 2DG

**£89,000**



Located on Boosbeck Road in the charming village of Skelton Green, this two bedroom property is very well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

With two generously sized double bedrooms, an open plan Lounge and Dining Room and a decked patio to the rear. The modern ground floor shower room adds a touch of contemporary convenience, making daily routines a breeze.

One of the standout features of this property is the stunning views it offers from both the front and back.



Tenure: Freehold

Council Tax Band: A

EPC Rating: TBC

#### Entrance Hallway

Composite Entrance Door.

#### Lounge 9'3" x 4'10" (2.82 x 1.48)

Double glazed window to the front aspect with countryside views.

Electric fire with wood surround.

Solid wood bamboo flooring.

Wall mounted vertical radiator.

Open plan to the Dining Room.

#### Dining Room 10'2" x 5'4" (3.10 x 1.65)

Double glazed, French doors to the rear external.

Solid wood bamboo flooring.

Wall mounted vertical radiator.

Door opening to the Kitchen.

#### Kitchen 6'9" x 9'2" (2.07 x 2.81)

Double glazed window to the side aspect.

A range of grey, fitted wall and base units with marble effect roll top work surfaces.

Half tiled walls.

Free-standing electric oven.

Plumbing for a washing machine.

Wood flooring.

Cupboard housing an Ideal Logic boiler (fitted approximately 3 years ago)

Door opening to the ground floor Shower room.

#### Ground Floor Shower Room 5'5" x 5'2" (1.67 x 1.59)

Double glazed, frosted window to the side aspect.

Walk in double shower cubicle, wash hand basin inset into a vanity unit and a low level WC.

Wall mounted vertical radiator.

Tile effect vinyl flooring.

#### First Floor Landing

Double glazed window with sweeping country views to the rear.

Loft access hatch.

#### Bedroom One 11'11" x 11'8" (3.64 x 3.57)

Double glazed window to the front aspect with sweeping views.

Radiator.

#### Bedroom Two 8'3" x 11'6" (2.54 x 3.52)

Double glazed window to the front aspect with sweeping views.

Radiator.

#### Externally

To the front is a low maintenance, gravelled garden.

Through the French doors to the rear, is a decked patio area with steps leading down to the rear gate.

#### 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.

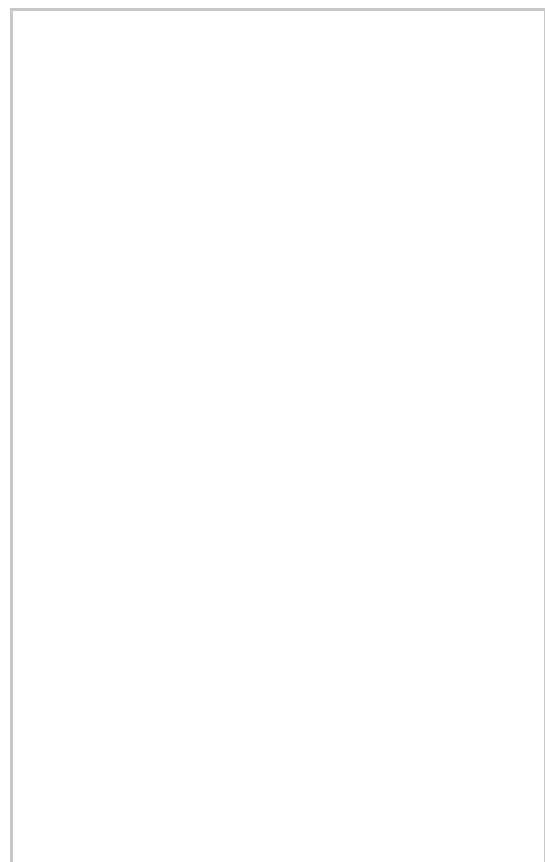
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

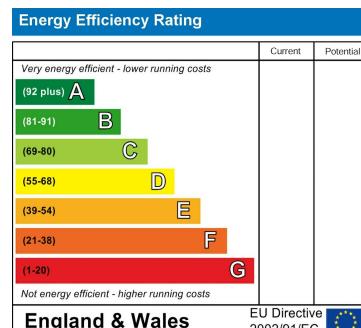
#### Area Map



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