



# Inglebys

Estate Agents



## 40 Crosthwaite Gardens

Skelton-In-Cleveland, TS12 2ZP

**£170,000**



Located in a modern and sought after estate at Crosthwaite Gardens, Skelton, this extremely well presented, three-bedroom house offers a blend of modern living and comfort and is in 'just move in' condition.

With modern kitchen and bathroom suites, including an en suite to the master bedroom, off street parking for two cars, a private and enclosed rear garden, two double bedrooms and a single.

Perfect for first time buyers, growing families and down-sizers alike. Call us today to arrange your viewing appointment.





Tenure: Freehold

Council Tax Band: Band B

EPC Rating: B

Entrance Hallway

Partially glazed composite door with stained glass detail.  
Door to the Living Room.  
Staircase rising to the first floor.

Living Room 12'0" x 14'2" (3.68 x 4.33)

Double glazed window to the front aspect.  
Wall mounted electric fire.

Cloakroom / WC 3'5" x 5'1" (1.05 x 1.55)

Low level WC.  
Wash basin inset into a vanity unit.  
Ceramic tile flooring and half tiled walls.  
Wood effect vinyl flooring.

Kitchen/ Dining Room 13'11" x 8'2" (4.26 x 2.50)

Double glazed window to the rear aspect.  
A selection of cream wall and base units with oak effect roll top work surfaces.  
Stainless steel sink with a mixer tap.  
Integrated appliances including a single electric oven, matching hob, extractor hood, washing machine, fridge and freezer and a dishwasher.  
Tiled splashbacks.  
Spacious storage cupboard.  
French doors opening to the rear garden.

First Floor Landing

Loft access hatch

Bedroom One 9'2" x 9'1" (2.8 x 2.77)

Double glazed window to the front aspect.  
Built in wardrobes.  
Door to the En Suite.

En Suite 5'8" x 2'7" (1.74 x 0.8)

Double glazed, frosted window to the front aspect.  
Low level WC.  
Pedestal wash hand basin.  
Glass shower cubicle with electric shower.  
Stainless steel heated towel rail.  
Half tiled walls.  
Wood effect vinyl flooring.

Bedroom Two 10'5" x 8'6" (3.2 x 2.6)

Double glazed window to the rear aspect.

Bedroom Three 6'6" x 10'11" (2.0 x 3.33)

Double glazed window to the rear aspect.

Family Bathroom 5'4" x 6'7" (1.65 x 2.03)

Panelled bath.  
Low level WC.  
Pedestal wash basin.  
Half tiled walls.  
Stainless steel heated towel rail.  
Wood effect vinyl flooring.

External

To the front of the property is a lawned garden and off street parking for two vehicles, provided by a driveway.

The enclosed rear garden is also mainly laid to lawn with a paved patio area.

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.

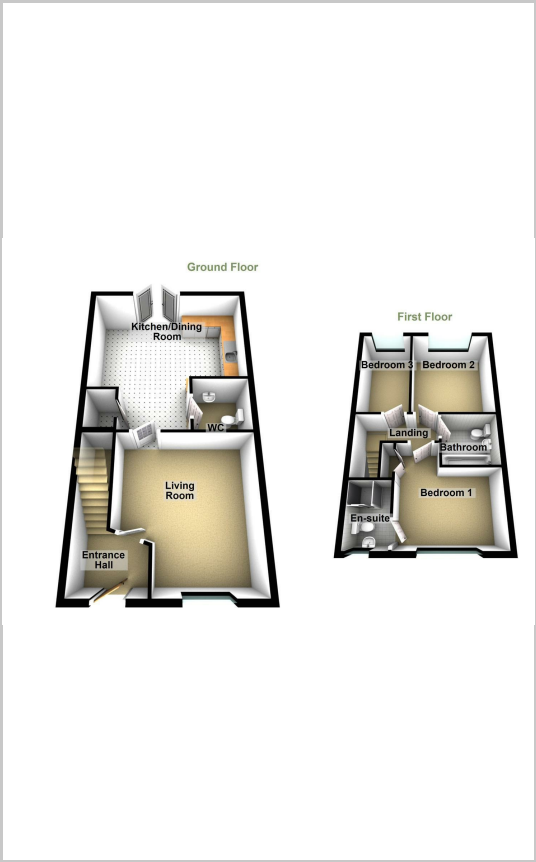
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

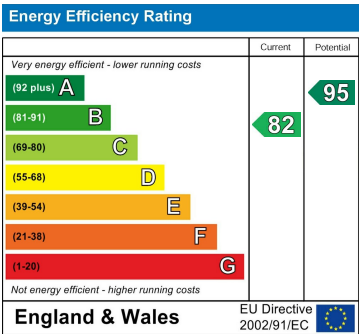
Area Map



Floor Plans



Energy Efficiency Graph



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