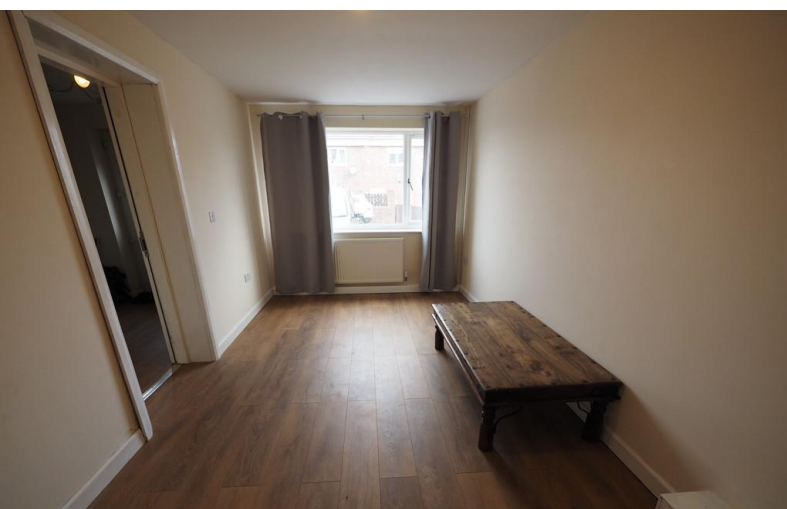


**FOR SALE**



**Pecten Court, Liverton Mines**

**4 Bedrooms, 1 Bathroom, House**

**£95,000**



## Pecten Court, Liverton Mines

4 Bedrooms, 1 Bathroom

**£95,000**

- 2 Storey Town House
- 4 Bedrooms
- Ensuite
- Family Bathroom
- Ground Floor WC



FULL DESCRIPTION Available on a chain free basis, Martin & Co are pleased to welcome to the market this FOUR bedroom, end of terrace house set over three floors, briefly comprising of entrance hall, living room, ground floor WC, Kitchen, Bathroom, Master bedroom with ensuite and three additional. The property is within 100 yards of a bus stop with frequent buses to Guisborough, Middlesbrough, Redcar & Saltburn and Whitby.

The property is very close to NCR1 (National Cycle Route) -(approx 0.5 miles), and the Cleveland Way (2 Miles), and North Yorks Moors Visitor Centre (5 miles) Ideal for rental investment. Gross yield approx 8%+. bedrooms. The property is conveniently situated next to a bus route and within a short drive of Saltburn.

### INTERNALLY

#### GROUND FLOOR

ENTRANCE HALL uPVC entrance door, ceiling cornice, central heating radiator, laminate flooring and stairs leading to the first floor.

LIVING ROOM To front aspect. Laminate flooring, central heating radiator and uPVC window.

WC White low level WC with push button flush and wash hand basin.

KITCHEN/DINING ROOM To rear aspect. Range of wall, base and drawer units with wood effect fascias, inset sink unit, laminate work surfaces, hob, electric oven, extractor hood, space for fridge / freezer, plumbing for washing machine, wall mounted Baxi gas central heating boiler, laminate flooring, central heating radiator and uPVC French doors to garden.

#### FIRST FLOOR





LANDING With uPVC window, storage cupboard and stairs leading to second floor.

BATHROOM White suite comprising: low level WC with push button flush, wash hand basin, panelled bath with electric shower over, vinyl flooring, central heating radiator and uPVC window.

BEDROOM 1 9' 4" x 11' 3" (2.84m x 3.43m) To rear aspect. Central heating radiator and uPVC window. Ensuite on room.

ENSUITE Glass enclosed shower cubicle, wash hand basin and low level WC.

BEDROOM 2 13' 2" x 9' 3" (4.01m x 2.82m) To front aspect. central heating radiator and uPVC window.

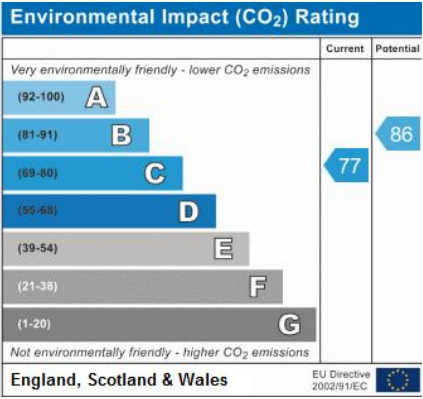
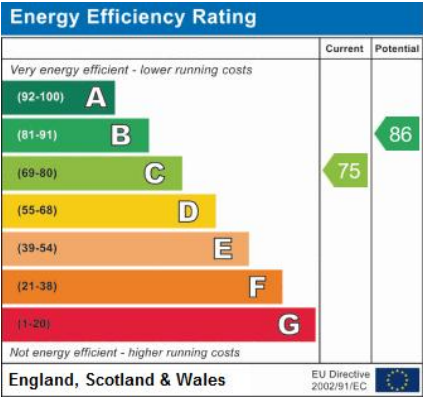
## SECOND FLOOR

### LANDING

BEDROOM 4 13' 1" x 7' 2" (3.99m x 2.18m) To front aspect. central heating radiator and velux window

BEDROOM 3 16' 5" x 10' 2" (5m x 3.1m) To rear aspect. central heating radiator and velux window.

EXTERNALLY Block paved drive to the front and small rear garden







Approximate net internal area: 1151.63 ft<sup>2</sup> / 106.99 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.