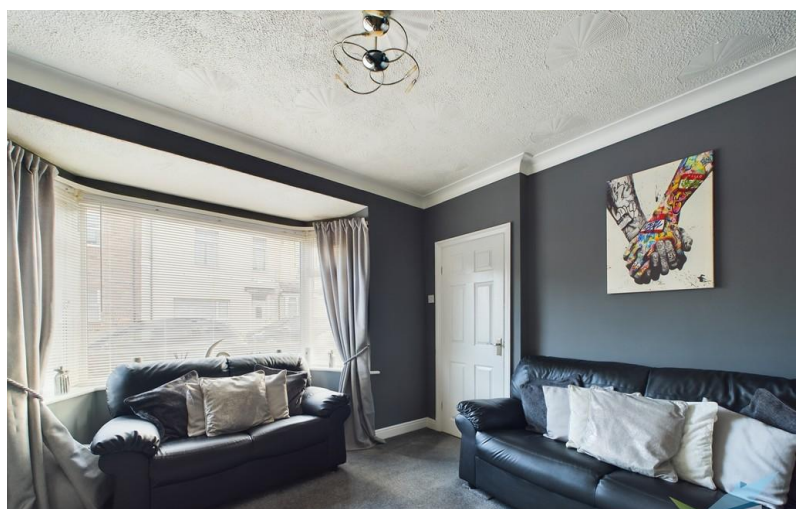


FOR SALE



Boosbeck, Saltburn-by-the-sea

3 Bedrooms, 1 Bathroom, Mid Terraced House

£130,000

MARTIN&CO



Boosbeck, Saltburn-by-the-sea

3 Bedrooms, 1 Bathroom

£130,000

- Great For First Time Buyers
- Good Transport Links Nearby
- A Great Buy To Let
- Close To Amenities
- Immaculately Decorated

FULL DESCRIPTION Martin & Co would like to welcome to the market this spacious mid terraced three bedroom house which is a perfect family home. Situated in a prime location close to amenities, this property offers convenience and comfort.

Upon entering the house, you will be greeted by a generously sized living room that is perfect for relaxing and entertaining in front of the large log stove. The living room leads directly onto a generous dining room. Upstairs, you will find three bedrooms, each offering great space and lots of natural light.

Outside, there is a private garden that is perfect for outdoor dining and entertaining.

Located close to amenities such as shops, restaurants and schools, this house offers the best of both worlds - a peaceful residential area with easy access to everything you need. Don't miss out on this fantastic opportunity to make this house your home.

INTERNALLY

GROUND FLOOR

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

LIVING ROOM 12' 4" x 13' 2" (3.78m x 4.02m) To front aspect. Ceiling cornice, textured ceiling, Dunsley Highlander cast iron fire, carpeted flooring, double central heating radiator and uPVC bow window.

DINING ROOM 10' 1" x 14' 9" (3.09m x 4.52m) To rear aspect. Ceiling cornice, laminate vinyl flooring, large storage cupboard, understairs storage, central heating radiator and uPVC window.





KITCHEN 8' 4" x 8' 0" (2.55m x 2.46m) To rear aspect. Range of wall, base and drawer units with white gloss fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, laminate vinyl flooring, breakfast bar, rear exit door, double panelled central heating radiator and uPVC window.

FIRST FLOOR

SECOND LANDING With loft access hatch to loft space via retractable ladder.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, large built in storage unit, panelled bath with waterfall shower over, glazed side screen, clad ceiling, laminate vinyl tile flooring, flat panel vertical central heating radiator and uPVC window.

BEDROOM ONE 13' 0" x 8' 10" (3.98m x 2.70m) To

front aspect. Ceiling cornice, textured ceiling, dado, fitted wardrobes, central heating radiator and uPVC bay window.

BEDROOM TWO 9' 5" x 9' 0" (2.89m x 2.76m) To rear aspect. Textured ceiling, central heating radiator and uPVC window.

BEDROOM THREE 7' 7" x 6' 0" (2.33m x 1.85m) To front aspect. Textured ceiling, central heating radiator and uPVC window.

LOFT ROOM 9' 10" x 14' 7" (3.02m x 4.46m) Carpeted, lighting, Velux window and access via loft ladder.

EXTERNALLY

REAR GARDEN The enclosed rear garden has a paved patio, raised planters, seating, large shed, lighting and Astro turfed area too.





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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.