



22 Marlborough Road
Skelton-In-Cleveland, TS12
2JP

£139,995

Energy Rating : F



Description

With no onward chain, this much loved bay fronted Three Bedroom Semi-Detached Home is offered at a sensible price to reflect the potential to create a wonderful family home in a highly popular area of the village. Interest is expected to be high so an early viewing is strongly recommended. Features include uPVC double glazing, a lounge with a bespoke slate fireplace and dining space, a modern white bathroom, driveway parking, an attached garage and neat well maintained gardens to the front and rear. The village itself offers supermarket shopping, a pharmacy with post office facilities, library, cafes, pubs and bus services. Coastal areas and the North Yorkshire Moors are also within easy reach.

Accommodation

Hallway

Composite entrance door, understairs cupboard and coved ceiling.

Lounge with Dining Space *23' 7" x 10' 9" (7.18m x 3.28m)*

Front aspect upvc double glazed bow window and upvc double glazed patio doors to the rear which give direct access to the rear garden. Bespoke slate fire place with an adjacent plinth which incorporates a working coal fire. Coved ceiling and radiator.

Kitchen *8' 11" x 5' 11" (2.71m x 1.8m)*

Range of wall and base units with cupboards, drawers and laminate effect worktops. Gas cooker, upvc double glazed dual aspect windows, understairs cupboard and a side access door.

First Floor

Landing

Access to the loft space. Upvc double glazed window.

Bedroom 1 *13' 10" x 8' 9" (4.21m x 2.67m)*

Front aspect upvc double glazed window, full length range of built in wardrobes which includes drawers with a mirror over.

Bedroom 2 *11' 11" x 10' 10" (3.62m x 3.31m)*

Upvc double glazed window, range of free standing wardrobes (included in the sale).

Bedroom 3 *6' 9" x 6' 1" (2.07m x 1.85m)*

Upvc double glazed window.

Bathroom

White three piece suite comprising of a panel bath, pedestal wash hand basin and a low flush wc. Tiled walls and two mirrored wall cabinets.

Externally

Driveway

Providing off road parking and gives access to an attached single brick garage.

Attached Single Brick Garage *7' 1" x 17' 4" (2.16m x 5.29m)*

Up and over door, rear window and courtesy door to the garden.

Gardens

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There are gardens to the front and rear. The front garden is set behind a dwarf brick boundary wall with lawn and attractive mature borders. A gated side entrance gives access to the rear garden with a lawn, established borders and planting, conifers, coal bunker and a cold water tap.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.