



36 Hambleton Crescent
Marske-By-The-Sea, TS11
7JB

£70,000

Energy Rating : C



36 Hambleton Crescent

Description

Appealing to either the young professional looking for a well-proportioned and fantastically well-located apartment or the retired person seeking a secure and pleasant home with total peace of mind and little outside maintenance. This lovely, deceptively spacious 2 bedroom ground floor apartment could not be better placed for access to the host of amenities and transport links the historic & charming village has to offer! NO forward chain and bursting with further potential, simply put - MUST VIEW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, fitted kitchen, living room, two well-sized bedrooms and wet room/WC. Externally; communal gardens. NO SERVICE CHARGE £10.00 GROUND RENT PER YEAR LEASE IS 125 YEARS FROM 2ND NOVEMBER 1992

ACCOMMODATION:

Entrance Hall

uPVC double glazed entrance door to the front, single radiator, useful storage cupboard and independent access to all rooms.

Living Room 10' 6" x 14' 5" (3.20m x 4.39m)

uPVC double glazed bow window to the rear, single radiator, wall mounted electric flicker flame fire with decorative surround decorative ceiling coving.

Fitted Kitchen 10' 6" x 9' 8" (3.20m x 2.94m)

Range of wall and base units incorporating; drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink with mixer tap, plumbing for a washing machine, space for an upright fridge/freezer, space for a range style cooker, useful storage cupboard, single radiator and uPVC double glazed window to the front.

Master Bedroom 10' 7" x 12' 8" (3.22m x 3.86m) [Wardrobes]

uPVC double glazed entrance door with adjacent glazed surround to the rear, fitted wardrobes and decorative ceiling coving.

Bedroom 2 9' 9" x 10' 5" (2.97m x 3.17m)

uPVC double glazed window to the front, single radiator, fitted wardrobes and useful storage cupboard housing the gas central heating boiler.

Wet Room

Modern white suite comprising; walk-in shower enclosure with shower curtain and drain away flooring. Pedestal wash hand basin, push-button WC, single radiator, tiled walls, extractor unit and uPVC double glazed window to the rear.

EXTERNALLY:

Communal Gardens

The front is laid to mainly lawned areas with public footpaths. The rear enjoys a SOUTH-facing aspect making it ideal for the sun worshippers and is mainly laid to lawn with a small concrete patio area.

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

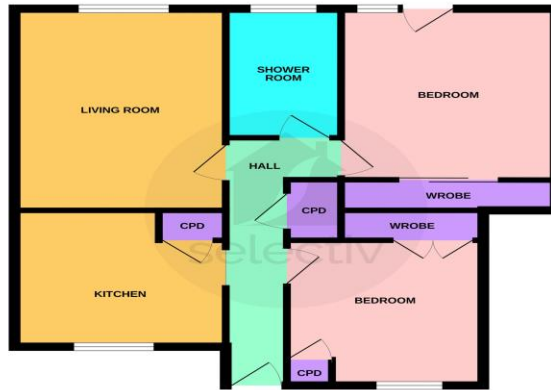
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Agent Notes

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GROUND FLOOR



When every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, walls and fixtures have not been made and are therefore to be taken as approximate. The accuracy of the floorplan and any other drawings is not guaranteed and the purchaser is advised to verify the accuracy of the floorplan and any other drawings by their own measurements and to their own satisfaction.

Viewing Arrangements
Tel: 01287 630733
Email: redcar@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

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.