





84 Margrove Park, Boosbeck, Saltburn-by-the-Sea, North Yorkshire, TS12 3BY

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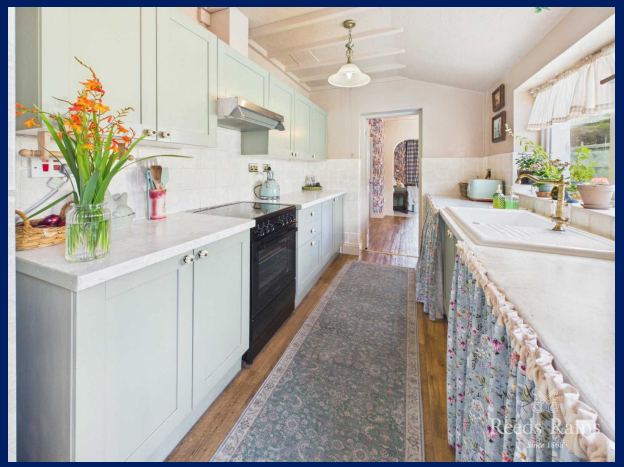
Price Reduced to: £135,000
Freehold

The Property Ombudsman

Reeds Rains

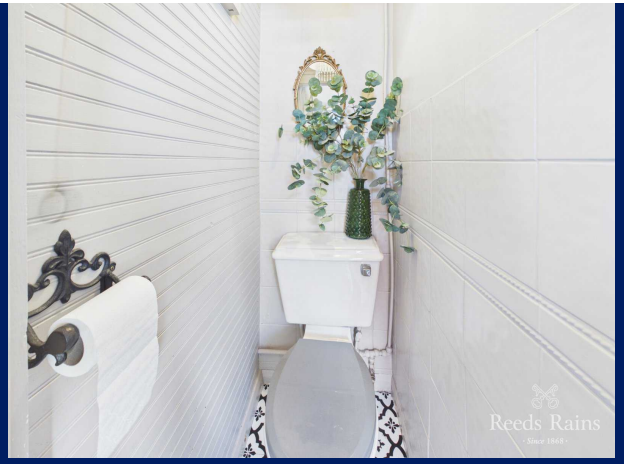


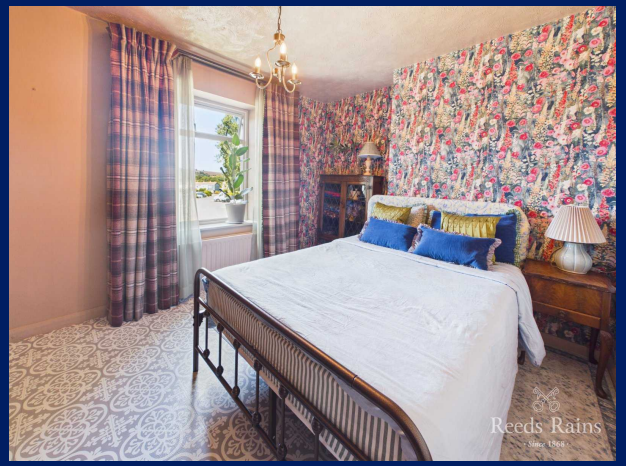




Situated on a peaceful elevated position within Margrove Park, this absolute gem of a home is without doubt one of the best of its type available to the market and is ready to move into and enjoy straight away.
The current owners have given the cottage a cosmetic uplift with the beautifully presented interior and carefully considered styling exuding warmth and personality. Highlights include double glazing, a welcoming front facing lounge with a multi-fuel stove with a stainless steel liner, a separate dining room, a fitted kitchen with cooking facilities, a ground floor w.c and two good sized first floor bedrooms served by a contemporary styled bathroom with a shower and matt black accessories. The loft room has been converted and boasts dual aspect double glazed velux roof windows. As the space is insulated, boarded and carpeted with electrics, it can be utilised as required - the choice of use would be yours. The sellers also advise that there is a damp proof course with approximately 8 years remaining on the guarantee. Externally, there is a delightful front aspect with a gated front entrance to the garden with a paved path leading to the front door and spectacular views over a green area and park towards countryside and farmland. To the rear, there is a courtyard and beyond the rear access road with the backdrop of forestry, a detached double garage measuring approximately 8m x 3.5m - a fantastic external space with double doors to the fore and concrete hard-standing floor. It has potential for multipurpose use such as storage, parking or a workshop due to electricity supply. The beautifully stocked rear cottage garden is enchanting, bursting with colour, featuring abundant planting, fragrant roses and seasonal blooms that create a picturesque and welcoming outdoor retreat, they really are a credit to he present owners.







- An Outstanding Two Bedroom End Of Terrace Home
- Carefully Designed Interior
- Beautifully Landscaped Cottage Gardens
- Double Garage
- Breathtaking Views Over The Local Countryside
- Two Reception Rooms
- Fitted Kitchen & Attractively Fitted Bathroom
- Ground Floor W.C
- One Of The Best Of Its Type Available To The Market
- Ready To Move Into & Enjoy Straight Away

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - A

Flood Risk:

Rivers & Seas - Very low

Surface Water - High

Double Glazing Throughout



ACCOMMODATION
Ground Floor
Porch Entrance
Lounge 14'6" x 11'9" (4.42m x 3.58m)
Dining Room 14'5" x 10' (4.4m x 3.05m)
Fitted Kitchen 7'7" x 15'5" (2.3m x 4.7m)
Separate W.C

Landing
Bedroom 1 10' x 9'9" (3.05m x 2.97m)
Bedroom 2 8'3" x 9'5" (2.51m x 2.87m)
Bathroom 5'10" x 8'8" (1.78m x 2.64m)
Loft Room 13'11" x 13'5" (4.24m x 4.1m)

EXTERNAL
Detached Garage 10'11" x 25'2" (3.33m x 7.67m)
Enchanting Gardens

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT
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