

£225,000

Howard Drive, Marske, TS11



- Stunning Views
- Five Bedrooms
- Downstairs Shower Room
- Family Bathroom
- Study
- Spacious Lounge/Dining Room
- Kitchen
- Five Bedrooms
- Rear Garden – EPC Rating D

We are delighted to welcome to the market this deceptively spacious and rarely available FIVE BEDROOM property with STUNNING and UNINTERRUPTED VIEWS on offer over to Hunt Cliff and the church clock in Saltburn.

This property would make an ideal family home with plenty of space on offer for the growing family.

There is the benefit of a STUDY and a modern downstairs SHOWER ROOM. The main family bathroom is also of modern design and there is a generous OPEN PLAN LOUNGE/DINING ROOM, perfect for entertaining.

This property is nestled perfectly between Saltburn and Marske centre and would be perfect for a family who enjoy walking. It takes approximately twenty minutes to walk to the centre of Saltburn or to the centre of Marske or Marske railway station. There is also a nearby pathway which runs parallel with the railway leading to Saltburn which would be perfect for walkers or cyclists.

This property briefly comprises of the following:

Entrance Hallway, Open Plan Lounge/Dining Room, Kitchen, Study, Downstairs Shower Room, Five Bedrooms, Family Bathroom, Front & Rear Gardens, Driveway.

Offered with no onward chain, viewings can be arranged immediately via the Agent or by clicking the link below:

<https://view.ricoh360.com/c8e0f22c-5dc4-4c4d-9acd-0a3da2d0a17d>

A full shale report is available with the following observations made:

'This sample when compared with other examples of Cleveland shale which have been found to be the cause of floor heave, exhibited important differences:-

a) The total sulphur content and hence the ultimate maximum sulphate content assuming complete oxidation did occur, is lower than has been found in most other cases where failure occurred.

b) The material is harder, relatively massive and free from laminations. The probability of iron pyrites being oxidised is consequently lower and the conditions for growth of gypsum crystals in the body of the stone are much less favourable.

c) The acid-soluble sulphate content is relatively low, no jarosite was detected and there were no signs of splitting.

In view of these results, the fill, as represented by the sample, should prove to be stable'.

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Entrance Hallway

13'6" x 11'2" (4.11m x 3.40m)

Carpeted. Radiator. Understairs cupboard.

Shower Room

4'8" x 7'9" (1.42m x 2.36m)

Fully tiled. Radiator. Shower cubicle with Mira shower. Sink unit with mixer tap and drainer and storage underneath. Mirror. Toilet.

Study

8'9" x 7'9" (2.67m x 2.36m)

Carpeted. Radiator. Blinds. Stunning views over to Huntcliffe.

Kitchen

9'5" x 10'1" (2.87m x 3.07m)

Vinyl flooring. Base and wall mounted units. Stainless steel sink. Extractor hood. Serving hatch. Green marble effect worktop. Door leading to side of property. Roller blind. Spotlights. Heat detector.

Lounge/Dining Room

27'7" x 16'0" (8.41m x 4.88m)

Dining area: Radiator. Carpeted. Door to rear garden. Blinds. Lounge area: Radiator. Carpeted. Understairs storage area. Brick built fireplace. Blinds. TV point.

Landing

14'7" x 11'7" (4.45m x 3.53m)

Carpeted. Loft hatch.

Bedroom 1 (Rear)

12'0" x 13'1" (3.66m x 3.99m)

Carpeted. Radiator. Blinds. Wardrobe with sliding doors.

Bedroom 2 (Front)

11'5" x 14'8" (3.48m x 4.47m)

Carpeted. Radiator. Blinds.

Bedroom 3 (Rear)

9'1" x 13'1" (2.77m x 3.99m)

Carpeted. Radiator. In built storage cupboard.

Bedroom 4 (Front)

10'6" x 10'2" (3.20m x 3.10m)

Carpeted. Radiator. Sink unit.

Bedroom 5 (Rear)

6'6" x 13'1" (1.98m x 3.99m)

Carpeted. Cupboard housing a Worcester boiler.

Bathroom

7'6" x 6'0" (2.29m x 1.83m)

Fully tiled. Heated towel rail. Toilet and basin vanity unit. Mirror. P shaped bath with shower screen. Mains fed shower.

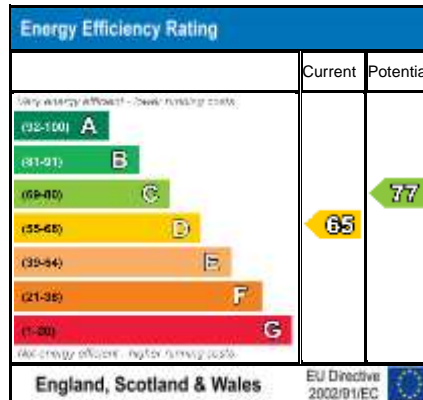
Externally

Rear Garden: Patio area. Mainly laid to lawn. Side access to the property. Front: Block paved driveway and garden. Access to garage.

Garage

8'5" x 16'5" (2.57m x 5.00m)

Electric laid on.











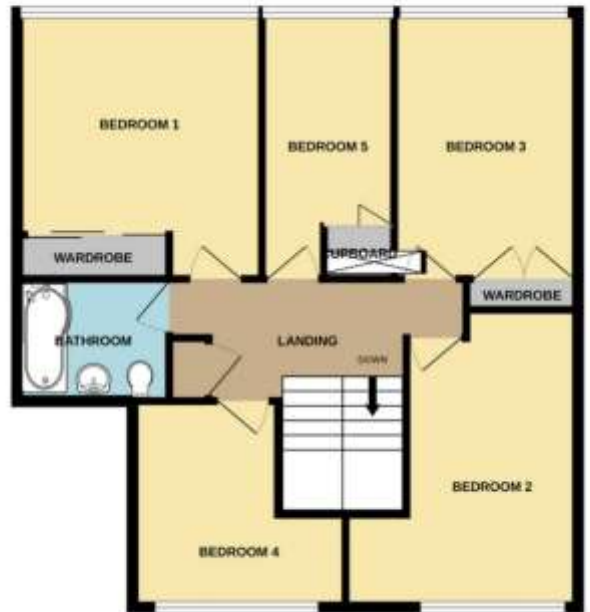




GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Netplan 62021

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: info@redcarletting.co.uk W: redcarlettingandsales.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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