



**11 Dorset Road, Skelton In Cleveland, Saltburn-By-The-Sea, Cleveland, TS12 2BT**

A spacious family home situated within a much sought after estate. Within reasonable distance to the amenities offered on the High Street and within easy reach of lovely walks and the surrounding countryside. Viewing comes with a high recommendation.

**Stunning views to the rear aspect**

**Good transport links**

**Through Lounge / Diner**

**Cavity & Loft insulation**

**Double glazing**

**Gas central heating**

**£130,000**

**Entrance porch**

Door leading to the:

**Hallway**

Radiator. Stairs rising to the first floor with an under stair storage cupboard. Inset spot lights.

**Lounge / Diner** 22' 3" x 12' 1" (6.78m x 3.68m)

Double glazed window to the front aspect. Radiator. TV point. Gas fire point. Patio doors leading to the Sun room.

**Sun room** 16' 6" x 7' 1" (5.03m x 2.16m)

Looking over the rear garden.

**Kitchen** 10' 10" x 9' 10" (3.30m x 2.99m)

(Fitted 2017) Double glazed window to the rear aspect. Radiator. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer sink unit with a mixer tap and tiled splash backs. Integrated dishwasher. Built in gas cooker and extractor unit. Door leading to the Utility room. Tiled effect Linoleum flooring.

**Utility room** 8' 3" x 6' 2" (2.51m x 1.88m)

Fitted base units and roll top work surfaces. Plumbing for an automatic washing machine. Inset spot lights. Patio doors leading to the rear garden. Door giving access to the Garage.

**First floor landing**

Double glazed window to the side aspect. Loft access provided by a hatch. Built in storage cupboard housing the 'Potterton' gas combination boiler.

**Bedroom one** 11' 7" x 10' 9" (3.53m x 3.27m)

Double glazed window to the rear aspect. Radiator.

**Bedroom two** 10' 7" x 8' 1" (3.22m x 2.46m)

Double glazed window to the rear aspect. Radiator.

**Bedroom three** 8' 5" x 6' 11" (2.56m x 2.11m)

Double glazed window to the rear aspect. Radiator.

**Bathroom / WC** 8' 0" x 5' 6" (2.44m x 1.68m)

Double glazed window to the rear aspect. Radiator. Three piece white suite comprising of a low level WC, pedestal wash hand basin and a paneled bath with a 'Creda Expression 500s' shower over. Radiator. Linoleum flooring.

**Garage**

Access gained via an up & over door. Power and light.

**Externally**

The front garden is graveled with borders housing a variety of plants and shrubs. The rear garden which is not directly over looked by neighbors and has a spacious south west facing lawn.

**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.

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