



**6 Oxclose Cottages, Saltburn-By-The-Sea,
Cleveland, TS12 1PL**

A rare opportunity to purchase such a property exuding with charm and character. Lovingly maintained by the current vendors and benefiting from an extensive front Garden. Viewing is a must.

Three Bedrooms plus Loft room

Two reception rooms

First floor Bathroom / WC

Log burning stove

Fully fitted Kitchen

Extensive front garden

Offers in Excess of £185,000

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Entrance hallway

Stairs rising to the first floor. Door leading to the Lounge.

Lounge 11' 9" x 13' 5" (3.58m x 4.09m)

Sash window to the front aspect. Radiator. Picture rail. Log burning stove with a lime surround and granite hearth.

Dining room 12' 7" x 10' 0" (3.83m x 3.05m)

Double glazed window to the rear aspect. Radiator. Dado rail. Spacious walk in Pantry.

Kitchen 13' 7" x 10' 0" (4.14m x 3.05m)

Double glazed window to the side aspect. Radiator. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with mixer taps and splash backs. Tiled flooring. Gas cooker point with extractor hood over. Inset spot lighting.

Utility room 8' 0" x 4' 10" (2.44m x 1.47m)

Door leading to the rear yard. Fitted base units with roll top work surfaces. Plumbing for an automatic washing machine. Wall mounted 'Worcester 470' boiler. Tiled flooring.

First floor landing

Bedroom one 11' 3" x 11' 9" (3.43m x 3.58m)

Double glazed window to the front aspect. Radiator.

Bedroom two 10' 2" x 9' 3" (3.10m x 2.82m)

Double glazed window to the rear aspect. Radiator.

Bedroom three 8' 0" x 6' 5" (2.44m x 1.95m)

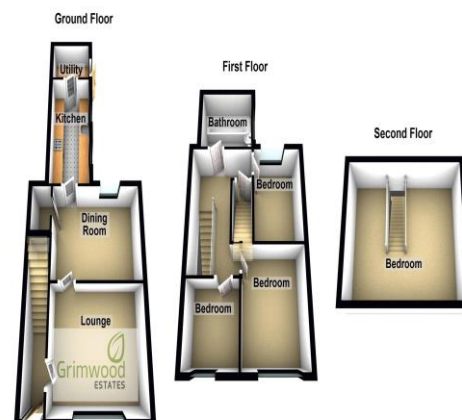
Double glazed window to the front aspect. Radiator.

Bathroom / WC 7' 0" x 7' 9" (2.13m x 2.36m)

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath. Radiator.

Externally

There is an enclosed yard to the rear of the property with a log store. The extensive garden to the front is mainly laid to lawn with borders housing a variety of established trees and shrubs.



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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