



**61 Boosbeck Road, Skelton In Cleveland,  
Saltburn-By-The-Sea, Cleveland, TS12 2DG**

A spacious three bedroom property with a GARAGE and extensive rear garden. In need of refurbishment.



**Three spacious bedrooms**

**Double glazing**

**Rear garden**

**Gas central heating**

**Off street parking**

**Through Lounge / Diner**

**£69,995**

# 61 Boosbeck Road

## Saltburn-By-The-Sea, TS12 2DG

£69,995

### Entrance hallway

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

### Lounge / Diner 24' 7" x 12' 11" (7.49m x 3.93m)

Double glazed windows to the front and rear aspects. Gas fire with a marble back and hearth.

### Kitchen 10' 10" x 7' 9" (3.30m x 2.36m)

Double glazed window to the side aspect. Fitted wall and base units, single drainer stainless steel sink unit. Wall mounted combination boiler.

### First floor landing

Access to all first floor bedrooms and Bathroom / WC.

### Bedroom one 11' 8" x 10' 9" (3.55m x 3.27m)

Double glazed window to the rear aspect.

### Bedroom two 12' 7" x 10' 0" (3.83m x 3.05m)

Double glazed window to the front aspect.

### Bedroom three 9' 3" x 5' 11" (2.82m x 1.80m)

Double glazed window to the front aspect.

### Bathroom / WC 7' 7" x 7' 5" (2.31m x 2.26m)

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

### Externally

There is an enclosed yard to the rear. Across the lane is a detached garage and spacious garden.

#### 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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