



2-3 Petchs Cottages , Liverton, Saltburn-By-The-Sea, Cleveland, TS13 4TD

This beautiful sandstone-fronted cottage offers the perfect balance of character and spacious living within the stunning and idyllic rural setting of LIVERTON VILLAGE.

Ideally situated on the periphery of the North Yorkshire Moors National Park, the property has easy access to the nearby towns of Guisborough & Whitby.

Having three reception rooms, a generous kitchen/breakfast room, ground floor WC, four bedrooms, two bathrooms along with a garage, and beautiful gardens to both the front and rear aspects, this property offers not just the perfect family home but a perfect lifestyle opportunity.

Four bedrooms

Two bathrooms

Double garage

Oil central heating

Three reception rooms

Stunning setting

Offers in the Region Of £350,000

2-3 Petchs Cottages

Saltburn-By-The-Sea, TS13 4TD

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Porch 3' 11" x 2' 11" (1.19m x 0.89m)

Door leading to:

Sitting room 13' 6" x 11' 7" (4.11m x 3.53m)

Window to the front aspect. Radiator. Inset bookshelf. Cast iron fireplace with a tiled hearth.

Lounge 20' 4" x 15' 3" (6.19m x 4.64m)

Two sash windows to the front aspect. Radiator. Beamed ceilings. Log burning stove with a tiled back and hearth.

Dining room 16' 10" x 12' 5" (5.13m x 3.78m)

Window to the rear aspect. Radiator.

Kitchen/breakfast room See floor plan

Windows to the front and rear aspects. Fully fitted with a range of matching wall and base units incorporating roll top work surfaces with a single drainer double sink unit and a mixer tap over. Space for a range master oven and fridge. Plumbing for an automatic washing machine and dishwasher. Generous under-stair storage cupboard. 'Trianco Redfyre' oil central heating boiler. Fitted breakfast table. Radiator.

Rear hall 2' 6" x 7' 2" (0.76m x 2.18m)

Tiled flooring. Radiator.

Gound floor WC 3' 0" x 7' 2" (0.91m x 2.18m)

Window to the rear aspect. Two piece suite comprising of a low level WC and a pedestal wash hand basin. Fully tiled walls.

Inner hall

Stairs rising to the first floor.

First floor landing

Bedroom one 11' 0" x 15' 4" (3.35m x 4.67m)

Sash window to the front aspect along with two windows to the rear aspect. Fitted wardrobes. Radiator. Beamed ceiling along with loft access provided by a hatch.

Bedroom two 11' 10" x 9' 1" (3.60m x 2.77m)

Sash window to the front aspect. Radiator. Built in storage cupboard.

Bedroom three 10' 7" x 9' 2" (3.22m x 2.79m)

Window to the front aspect. Radiator.

Bedroom four 10' 3" x 11' 9" (3.12m x 3.58m)

Window to the front aspect. Radiator.

Bathroom one 4' 10" x 7' 9" (1.47m x 2.36m)

Window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath. Radiator. Fully tiled walls.

Bathroom two 7' 10" x 7' 10" (2.39m x 2.39m)

Window to the rear aspect. Four piece suite comprising of a low level WC, pedestal wash hand basin, bidet and a panelled corner bath. Radiator. Fully tiled walls.

Externally

There are beautifully maintained cottage gardens to both the front and rear of the property.

Garage

Double detached garage. Access gained an up & over door.

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.

AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

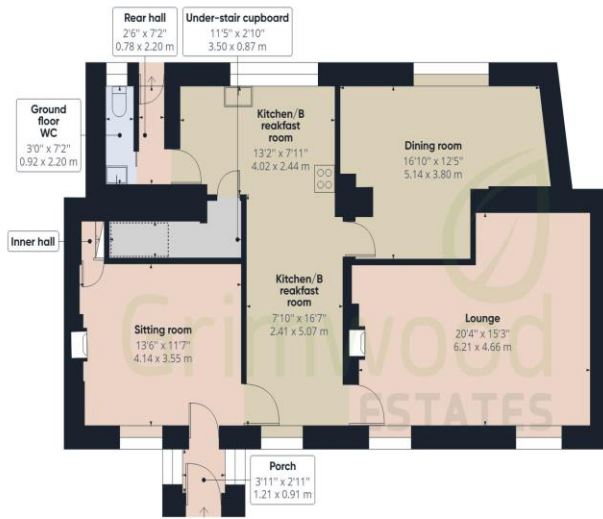
All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1717.97 ft²
 159.60 m²

Reduced headroom

14.74 ft²
 1.37 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Our offices are located at:-
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 Email: enquiries@grimwoodestates.co.uk
 Website: www.grimwoodestates.co.uk & chat to a live agent
 Facebook: Search for Grimwood Estates

Energy performance certificate (EPC)

2-3 Petch's Cottages
Liverton
SALTBURN-BY-THE-SEA
TS13 4TD

Energy rating

E

Valid until: **13 December 2032**

Certificate number: **8732-9722-4209-0434-2292**

Property type

Mid-terrace house

Total floor area

160 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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