



Inglebys

Estate Agents



55 Maynard Street

Carlin How, TS13 4AE

Price Guide £57,500



Located in the heart of Carlin How with an outlook over the green, this two bedroom mid-terraced cottage offers cosy living with a log burner for those cold nights, close to all village amenities and walking distance to the beach and Cleveland Way.



Located close to the village local bus routes, amenities including convenience store, post office, fish and chip shop and primary school this property offers much more than just a cosy living experience, approximately 20 minutes walk to the local, unspoilt beach of Cattersty Sands and the Cleveland Way there is so much to enjoy on your doorstep!

Tenure Details: Freehold

Council Tax Band: Band A

EPC Rating: D Rating

Porch

Enter via a small front porch, ideal for those muddy boots!

Lounge 14'6" x 11'6" (4.42m x 3.53m)

The chimney breast has been taken back to showcase the original brick work, with a wood burning stove set within it, single radiator, open plan staircase and double glazed hardwood front window, glazed door to the kitchen.

Kitchen 9'1" x 7'8" (2.77m x 2.35m)

Vinyl floor and wooden cladding to the walls, wall and base units with a laminated worktop, stainless steel sink/drain, plumbing for washing machine, slot in gas oven/hob, uPVC window to the rear and door providing access to the rear street. Doorway to access shower room.

Shower Room 7'7" x 4'5" (2.32m x 1.36m)

A space saving combined toilet and sink in white, with double shower enclosure and mixer shower, part tiled walls, airing cupboard which also houses the Ideal combination boiler, and single radiator and uPVC double glazed window to the rear.

First Floor Landing

Stairs and landing laid to carpet with loft hatch and pull down ladder.

Upstairs WC 5'7" x 3'8" (1.72m x 1.14m)

White basin and toilet, uPVC window to the rear aspect.

Bedroom Two 8'5" x 8'0" (2.58m x 2.45m)

With carpet to the floor, a single radiator and uPVC window to the rear aspect, this bedroom could work as a small double bedroom.

Bedroom One 11'8" x 10'1" (3.56m x 3.08m)

A double bedroom to the front aspect with revealed finished floorboards, fitted wardrobes and cupboard with single radiator and uPVC window to the front aspect.

Loft

The loft has been fully boarded out with lighting, velux window to the front aspect, potential to upgrade to an additional room as a living area (with suitable permissions) or as is currently used, just for storage.

Externally

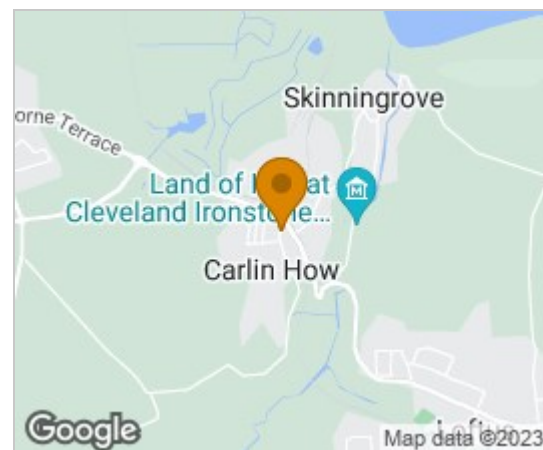
FRONT.

A small garden to the front with gate to front pavement.

REAR.

Access to the rear street and storage sheds.

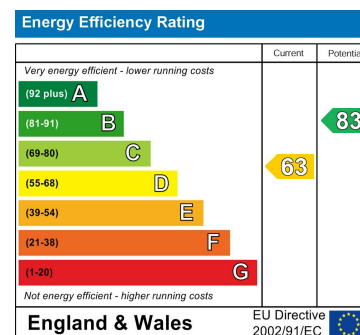
Area Map



Floor Plans



Energy Efficiency Graph



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