



**NIMROD MARSKE LANE
SKELTON-IN-CLEVELAND,
SALTBURN-BY-THE-SEA**

Auction Guide
£225,000

Nestled in a tranquil setting, this remarkable four-bedroom detached family home is a testament to Scandinavian design, offering not only breathtaking coastal views but also a versatile layout suited to modern family life. Situated to the west of local amenities, it enjoys an elevated position, affording panoramic vistas stretching from Skelton to Hartlepool.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction ending on the 19th March at 1pm.
- Stunning Scandinavian-inspired design with split-level accommodation.
- Breathtaking coastal views spanning from Skelton to Hartlepool.

For Sale by Modern Auction – T & C's apply

Nimrod

From the moment you step inside, the home exudes warmth and character. The ground floor entrance sets the tone, leading to a meticulously designed interior with split-level accommodation. Ascend to the first level, where you'll find a thoughtfully appointed bedroom/study, offering flexibility for various living arrangements.

The second level unfolds to reveal a magnificent split-level lounge/dining room, adorned with oak flooring and bathed in natural light. Here, sliding patio doors beckon you to step onto one of two balconies, where you can immerse yourself in the beauty of the surrounding countryside and coastline. The functional kitchen and adjacent utility area/cloaks/WC complete this level, providing convenience and practicality for everyday living.

Venture up to the third level, where a serene en-suite bedroom awaits, offering a peaceful retreat from the bustle of daily life.

Continuing upwards, the upper fourth level hosts two additional bedrooms, each offering a haven of comfort and tranquility. A family bathroom completes this level, offering modern amenities and a serene ambiance for relaxation.

Outside, the property's exterior is equally impressive, with a rear garden featuring a paved patio area, lush lawns, and meticulously landscaped gardens. A garage with electric roller shutter doors provides secure parking and storage, while a workshop and spacious storage room offer endless possibilities for hobbies or additional living space.

In essence, this exceptional property offers not just a place to live, but a lifestyle defined by elegance, comfort, and the unparalleled beauty of its surroundings.

Ground floor entrance

Level one landing

Bedroom four

10 x 10

Lounge/diner

29'7 x 12'1

Kitchen

10'6" x 10'9"

Utility area

Cloaks/WC

Level three landing

Bedroom three

12'5" x 8'6"

En-suite

Level four landing

Bedroom one

16'11" x 12'2"



- Thoughtfully appointed interiors featuring oak flooring and sliding patio doors.
- Serene en-suite bedroom and additional bedrooms offering comfort and tranquility.
- Beautifully landscaped rear garden with paved patio area.
- Secure garage with electric roller shutter doors and workshop for added convenience.

Bedroom two

11'11" x 9'8"

Bathroom

8'0" x 6'4"

Garage

18'1" x 8'9"

Workshop

11'3" x 10'0"

Skelton in Cleveland

The area is steeped in history, with Skelton Castle, an 18th-century Gothic-style country house incorporating ruins of the 10th century Castle, situated nearby.

The convenience of Skelton High Street, offering an array of shopping facilities, is within easy reach. For larger retail options, both Asda and Aldi superstores, as well as an associated retail park, are just a stone's throw away.

Guisborough, a charming market town, and Saltburn by the Sea, a delightful seaside town, are both within comfortable driving distance and offer a wide range of shopping facilities and amenities.

The property is also within easy reach of all local hospitals and a wide range of schooling highly rated by Ofsted.

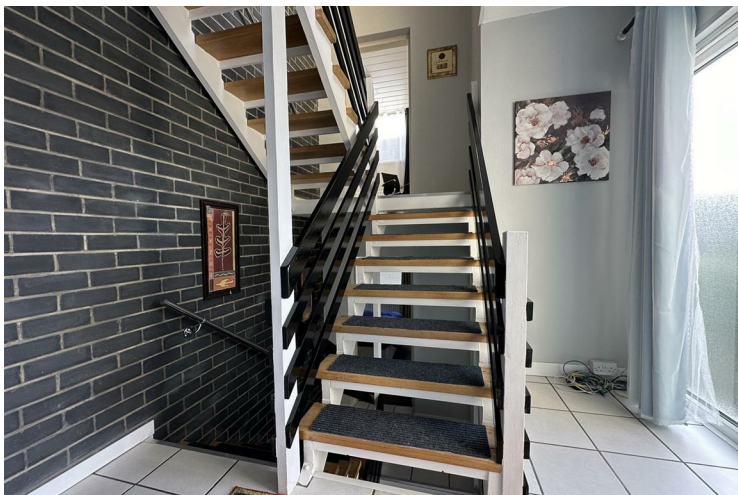
For those looking to enjoy the beauty of the great outdoors, the North Yorkshire Moors National Park is only a short car ride away, boasting some of the most stunning countryside in the north of England. In addition, the area is conveniently located close to Teesside's industrial centers.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.








Additional Information

Local Authority - Redcar & Cleveland
Council Tax - Band D
Viewings - By Appointment Only

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		78
	56	
England & Wales <small>EU Directive 2002/91/EC</small> 		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grimwood Estates
 26 Milton Street
 Saltburn-By-Sea
 TS12 1DG

01287 644000
 enquiries@grimwoodestates.co.uk
 www.grimwoodestates.co.uk

