



Inglebys

Estate Agents



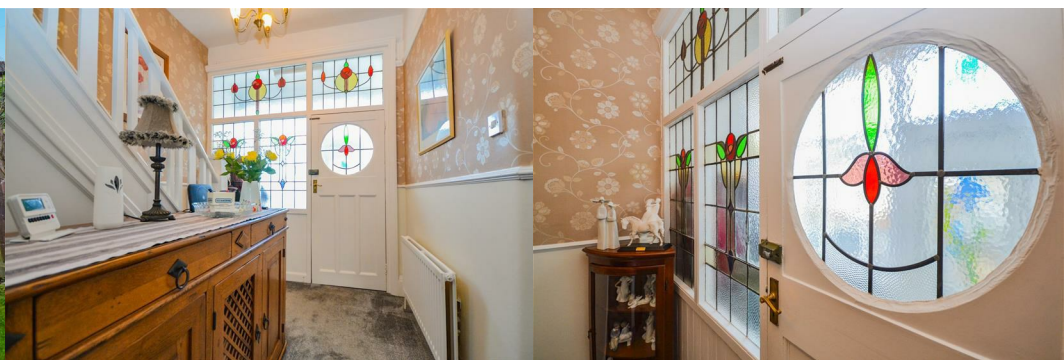
3 Rifts Avenue

Saltburn-By-The-Sea, TS12 1QE

Offers Around £329,950



Far larger than its outward appearance would imply, a fabulous 3-bedroom semi-detached family home boasting original features, off-street parking & large rear garden.



Situated just a short walk from Saltburn's popular Town Centre, this fabulous 3-bedroom semi-detached residence boasts spacious accommodation throughout. Benefiting from recently fitted combi-boiler (fitted 2023) and the full front of the property re-roofed in 2023 also. Complete with many original features, enclosed rear garden, ample off-street parking, and being close to Saltburn's leisure facilities & transport links, this loving family home must be viewed to be fully appreciated.

Tenure: Freehold.

EPC Rating: Awaiting New Certificate.

Council Tax Band: D-Rating.

Entrance Vestibule 7'9" x 3'10" (2.37m x 1.19m)

UPVC double glazed door & windows to the front aspect. Feature wooden stained glass windows & door open to the Hall.

Hall 11'2" x 7'9" (3.42m x 2.37m)

Carpeted. Staircase leading to the first floor. Radiator. Picture rail.

Living Room 14'9" x 12'10" (4.52m x 3.92m)

Gas fire in the chimney breast with wooden fire surround, marble hearth & backplate. UPVC double glazed bay window & French doors open to the rear garden. Carpeted. Radiator.

Dining Room 12'11" x 8'2" (3.94m x 2.49m)

UPVC double glazed bay window to the front aspect. Laminate flooring. Coving, picture rail & ceiling cornice. Radiator.

Kitchen 19'11" x 7'11" (6.08m x 2.42m)

A large kitchen comprising of a range of wall, base & drawer units. Laminate worktops, with breakfast bar, incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap. Integrated electric double oven. Integrated 5-ring gas hob. Tiled splash-backs. Space for freestanding fridge / freezer & plumbing for dishwasher & washing machine. Wall-mounted, recently fitted combi-boiler (2023). Sliding door provides access to the pantry. Tiled floor. UPVC double glazed windows to the side & rear aspects. UPVC double glazed door opening to the rear garden.

First Floor

Landing

UPVC double glazed window to the side aspect. Carpeted.

Bedroom One 12'7" x 11'3" (3.84m x 3.44m)

UPVC double glazed window to the front aspect. Cast-iron original fireplace. Fitted wardrobes in the chimney alcoves. Carpeted. Radiator. Picture rail.

Bedroom Two 14'10" x 11'3" (4.54m x 3.44m)

Cast-iron original fireplace. UPVC double glazed window to the rear aspect. Laminate flooring. Fitted wardrobes. Radiator. Picture rail.

Bedroom Three 11'2" x 9'8" (3.42m x 2.96m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator. Fitted wardrobes. Picture rail.

Bathroom 5'9" x 4'5" (1.77m x 1.35m)

Walk-in shower cubicle. Hand basin in the vanity unit with storage below. Storage cupboard. UPVC double glazed window to the front aspect. Tiled floor & walls.

Separate W/C 6'1" x 2'8" (1.87m x 0.82m)

Low-level W/C in the vanity unit. Hand basin. Tiled walls & floor. UPVC double glazed window to the side aspect.

External

Front Elevation

Low-maintenance garden area with decorative gravel & flowerbeds. Large driveway leading to a large double garage to the rear elevation providing ample off-street parking.

Rear Elevation

A large, enclosed sun-trap garden laid to lawn with established borders and a variety of shrubs & mature trees. Courtesy door to the garage. Large greenhouse, flowerbeds, and paved patio area perfect for outdoor seating / entertaining.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

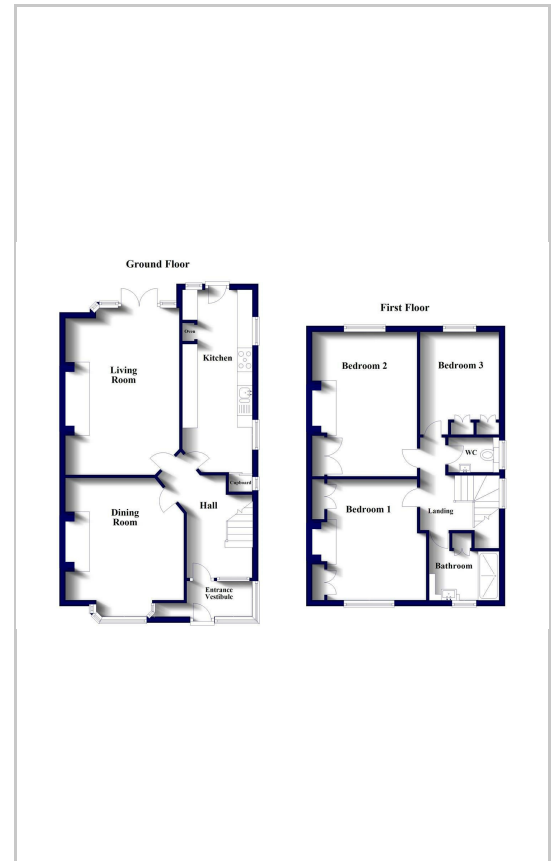
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

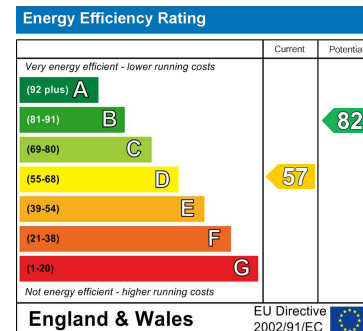
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com