



# Inglebys

Estate Agents



## 30 Guisborough Road

Saltburn-By-The-Sea, TS12 1NJ

**Offers Over £385,000**



A delightful 3 bedroom semi-detached residence situated in a highly sought after location. Boasting front and rear gardens and off street-parking makes this the perfect family home. Close to transport links, school and local amenities. Presented to an excellent standard throughout. Early viewing is recommended.



Council Band - D

EPC Rating - E

Tenure details - Freehold

**Entrance Hall 9'4" x 9'1" (2.87m x 2.77m)**

Vestibule leading into the Entrance Hall. Double radiator, stylish laminate flooring, useful storage under stairs

**Lounge 13'7" x 10'11" (4.15m x 3.34m)**

Attractive bay window to the front that allows a good degree of natural light. Single radiator. Wood effect laminate flooring, wood burning stove encased in brick surround with oak beam mantle.

**Fitted Kitchen & Diner 23'1" x 10'9" (7.06m x 3.29m)**

Stylish wood effect laminate flooring continued. A range of high gloss white and grey wall, base units with plinth downlighting. marble effect worktops incorporating dark grey composite sink with single drainer and mixer tap. Integrated electric oven, dishwasher and ceramic hob. Over head lighting and integrated wine cooler. Wall mounted column radiator.

Dining Area boasts log burner, brick surround with oak mantle. Breakfast bar and double french doors leading to rear patio/garden.

**Utility Room 8'8" x 8'2" (2.65m x 2.50m)**

Plumbing for washing machine and appliances. Rear access.

**Landing**

Loft access. Pull down steps to loft. Partially boarded with light.

**Bedroom One / En-suite 13'8" x 11'7" (4.17m x 3.55m)**

Front bay window, carpeted, single radiator. Double walk-in shower, part tiled with floor tiles. Vanity unit, chrome towel rail and extractor fan.

**Bedroom Two 13'8" x 11'0" (4.18m x 3.36m)**

Window to rear of property. Carpeted. Double radiator.

**Bedroom Three 15'8" x 7'11" (4.79m x 2.42m)**

Bay window to front aspect. Window to side and rear. Carpeted, double radiator.

**Bathroom 8'2" x 7'10" (2.49m x 2.40m)**

Floor to ceiling tiles. White modern freestanding bath, walk in shower cubicle with chrome mixer shower. Wall mounted chrome radiator. Low level white W/C, vanity unit encased sink. Extractor fan. LED mirror.

**Front Garden**

Laid to Lawn

**Rear Garden**

Laid to lawn, decking, paved area to summerhouse.

**Summerhouse**

Log burner. Electricity supply. Downlights.

**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.

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 firms 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

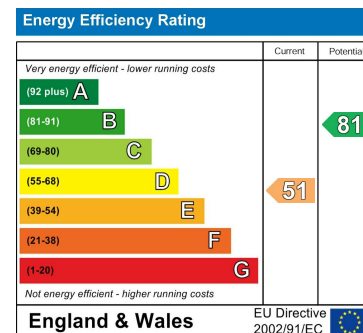
## Area Map



## Floor Plans



## Energy Efficiency Graph



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