



Inglebys

Estate Agents



2 Sycamore Avenue

Saltburn-By-The-Sea, TS12 1PF

Offers Around £315,000



Situated in a Particularly Generous Corner Plot, with ample Parking, Attached Garage, and Large Conservatory. This Three Bedroom Detached Residence will make a Superb Family Home.



Occupying a generous corner plot, in a popular residential location a well appointed, three bedroom detached residence, with uPVC double glazing and gas central heating throughout. The property benefits from a large through lounge with conservatory, and fitted kitchen. To the first floor, three bedrooms and a family bathroom. Externally, are well established gardens to the front, side and rear, along with driveway providing ample parking and access to the attached garage. Close to local amenities and transport links, this property is a perfect family home, and early viewing is very much advised.

Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D

Entrance Porch 11'9" x 4'11" (3.6m x 1.51m)

Entrance Hall

Understairs storage cupboard, radiator

Living Room 22'8" x 13'10" (6.91 x 4.23)

uPVC window to the front aspect, French Doors to the rear conservatory, electric fire in feature surround.

Kitchen 10'7" x 8'6" (3.25m x 2.61m)

Range of wall base units and drawers, laminate worktops, sink and half with mixer tap, eye-level electric oven, gas hob, plumbing for washing machine, uPVC window to the rear aspect, radiator, door to out house and garage

Conservatory 15'8" x 15'9" red to 12'0" (4.78m x 4.81m red to 3.66m)

uPVC on brick walls, doors to rear garden, radiator

Downstairs. W.C/ Cloakroom 5'27 x 5'58 (1.52m x 1.52m)

uPVC window to the front, low level w.c, wash hand basin, radiator.

Cloakroom - storage for coats etc.

Bedroom One 13'86 x 11'94 (3.96m x 3.35m)

uPVC window, radiator

Bedroom Two 13'78 x 9'97 (3.96m x 2.74m)

uPVC window, radiator

Shower Room

An additional Shower Room adjoining Bedroom Two with generous shower cubicle.

Bedroom Three 10'86 x 8'81 (3.05m x 2.44m)

uPVC window, radiator

Family Bathroom 8'37 x 5'45 (2.44m x 1.52m)

uPVC window to the front, panel bath, pedestal wash hand basin, low level w.c

Externally

Established gardens to the front, side and rear, driveway providing ample parking, attached single garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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