



# Inglebys

Estate Agents



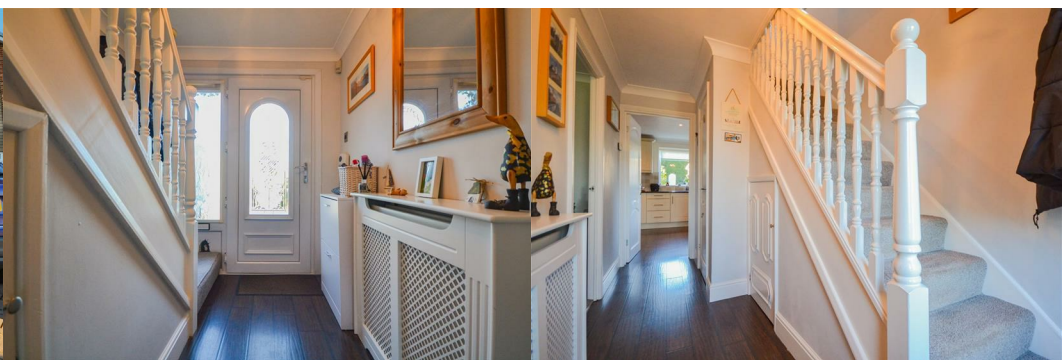
## 8 The Fairway

Saltburn-By-The-Sea, TS12 1NH

**£385,000**



Situated in a highly sought after location, a spacious 4-bedroom detached residence. Boasting front & rear gardens, and off-street parking, a fantastic family home. Close to transport links and school and leisure facilities. Would highly recommend an early viewing on this property.



A delightful 4-bed detached property with potential to extend. Benefiting from full new roof, guttering and fascias in 2022, and new bathroom late 2020. Boasting large front driveway and extensive rear garden, situated close to all of Saltburn's amenities and leisure facilities making this the perfect family home.

Tenure details - Freehold.

Council Tax Band - Band-D.

EPC Rating - C-Rating.

**Entrance Hall 14'5" x 6'11" (4.41m x 2.11m)**

UPVC double glazed door and side panel to the front elevation. Staircase rising to the first floor. Under stairs storage. Access to ground-floor W / C. Radiator.

**Living Room 14'5" x 12'11" (4.41m x 3.95m)**

UPVC double glazed bow window to front of property. Wall-mounted fire. Carpeted flooring. Radiator.

**Kitchen & Dining Area 20'0" x 11'9" (6.12m x 3.59m)**

A range of wall, base & drawer units. Marble worktops incorporating stainless steel sink with single drainer and mixer tap. Integrated dishwasher. Space for freestanding cooker. Extractor hood. Breakfast bar. Tiled splash-backs. 2 x UPVC double glazed windows to the side and rear aspects. LED downlighting. Plumbing for washing machine. Karndean flooring. UPVC double glazed French Doors to the rear garden.

**Ground Floor W / C 4'5" x 3'8" (1.37m x 1.14m)**

White low-level W/C and wash basin in the vanity unit. UPVC double glazed window to the side aspect.

**First Floor**

**Landing**

Storage cupboard. Loft hatch. Carpeted. UPVC double glazed window to the side aspect.

**Bedroom One 13'6" x 10'8" (4.13m x 3.27m)**

UPVC double glazed window to front aspect. Large fitted wardrobes. Carpeted. Radiator.

**Bedroom Two 13'0" x 10'7" (3.97m x 3.24m)**

UPVC double glazed window to rear aspect. Carpeted flooring. Radiator.

**Bedroom Three 10'7" x 9'2" (3.25m x 2.80m)**

UPVC double glazed window to front aspect. Carpeted flooring. Radiator. Storage cupboard over the stairs.

**Bedroom Four / Office 9'4" x 7'1" (2.85m x 2.16m)**

UPVC double glazed window to rear aspect. Carpeted flooring. Radiator. Fitted office furniture.

**Bathroom 7'1" x 6'0" (2.16m x 1.84m)**

Low level W/C. Walk in shower cubicle. Hand basin encased in vanity unit. Tiled walls and floor. Composite heated towel rail. UPVC Double glazed window to side aspect. Bathroom recently renovated and fitted late 2020.

**External**

Front - Large block-paving driveway.

Rear - Large enclosed private garden laid to lawn with established borders, mature trees and additional seating / patio areas. Room to extend. Enviably plot.

**Front Elevation**

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

