



# Inglebys

Estate Agents



## 8 Exeter Street

Saltburn-By-The-Sea, TS12 1BN

**Reduced To £330,000**



Reduced to Encourage a Quick Sale and With no Onward Chain. A rare opportunity to acquire a charming and deceptively spacious 3 bedroom mid - terraced period property nestled in a picturesque tree-lined street in the increasing popular Victorian Sea-side Spa town.





The property boasts the potential to extend and create an additional floor, (subject to planning consents) allowing you to tailor the space to your needs. Imagine the possibilities of expanding this already beautiful home to suit your growing family or evolving lifestyle.

Step into the fully decked enclosed rear yard, a perfect spot for enjoying a morning coffee or hosting a summer barbecue with friends and family. The high standard of finish throughout the property ensures that every corner exudes elegance and comfort.

Whether you are captivated by the historical charm of the Victorian era or drawn to the idea of modernizing and expanding a classic property, this house offers a unique opportunity to create your dream home in a sought-after location.

Tenure: Freehold  
Council Tax: Redcar & Cleveland Band C  
EPC Rating: D

Don't miss out on the chance to own a piece of history in this vibrant seaside town. Book a viewing today and let the magic of this Victorian gem enchant you.

**Entrance Vestibule**

Double glazed door to the front aspect, tiled floor.

**Entrance Hall**

Wooden door, with stained glass top panel, stained glass side panel with additional windows above adding natural light. Stairs to First Floor, dado rail, coving and ceiling cornice, radiator.

**Living Room 13'10" x 12'9" (4.23m x 3.9m)**

Large uPVC double glazed bay window to the front aspect, with wood panel surround, open fire with tiled hearth and insert, wooden surround, picture rail, coving, radiator, coving.

**Dining Room 12'8" x 11'6" (3.88m x 3.51m)**

uPVC window to the rear aspect, feature fire place in tiled surround, picture rail, radiator

**Kitchen 18'11" x 11'6" (5.78m x 3.51m)**

Range of fitted wall base and drawer units, wooden worktops with matching upstands, incorporation composite sink and a half with drainer and mixer tap. Eye level double electric oven, and 5 ring electric hob, extractor hood, under floor heating, 2 x uPVC windows to the side aspect, French doors leading to the enclosed rear court yard

**Cloak Room 8'2" x 4'0" (2.5m x 1.24m)**

uPVC window to the side aspect, low-level W/C, wash hand basin in vanity unit, storage cupboard housing combi boiler

**First Floor**

Landing area with sky light and loft hatch leading to boarded loft

**Bedroom One 17'3" x 13'8" (5.26m x 4.19m)**

uPVC bay window, and separate second window to the front aspect, fire place, fitted wardrobes, radiator

**Bedroom Two 12'8" x 11'7" (3.88m x 3.54m)**

uPVC window to the rear aspect, fireplace, picture rail, radiator

**Bedroom Three 10'8" x (3.27m x)**

uPVC window to the rear aspect, picture rail, radiator

**Family Bathroom 8'6" x 5'0" (2.61m x 1.53m)**

Fully Tiled, white panel bath with shower over, glazed screen, low-level W.C, pedestal wash hand basin, towel rail, uPVC window

**W/C**

uPVC window to the side, high level W/C

**Externally**

**Front**

Low maintenance front courtyard with paving and stone, wooden fence

**Rear**

Enclosed rear yard with wooden decking, log store, and workshop/outhouse, access to the rear alley

**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.

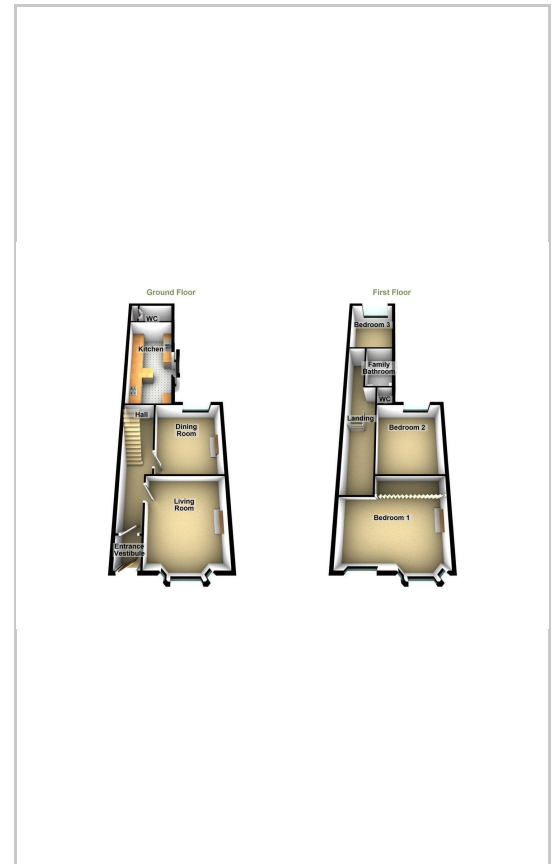
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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