



Inglebys

Estate Agents



4 Montrose Street

Saltburn-by-the-sea, TS12 1LH

Price Guide £215,000



A delightful and substantially refurbished spacious Two Bedroom Mid Terraced Home, retaining bags of charm and character. Ideal for access to all Saltburn-by-the-Sea has to offer.



Delightful, substantially refurbished whilst retaining bags of charm and character, we are delighted to offer For Sale this spacious Two Bedroom Mid Terraced Home ideal for access to all Saltburn-by-the-Sea has to offer.

The brief layout comprises: Entrance hall, Lounge, Dining Room and recently fitted Kitchen. First Floor: Two good sized Bedrooms and modern family Bathroom. Externally, a large South facing rear Garden is provided.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: D

Entrance Part glazed door to Entrance Hall with laminate flooring and radiator.

Lounge 13'1" reducing to 10'7" x 10'10" (3.98m reducing to 3.047m x 3.30M) single glazed bay window, radiator, feature cast iron fire place and laminate flooring.

Dining Room 12'6" x 12'2" (3.81m x 3.70m) plus built in and recessed storage, single glazed window, radiator, laminate flooring.

Kitchen 11'7" x 5'5" (3.53m x 1.65m) comprising a delightful and recently installed range of base and wall units with laminate work surfaces, 1 ½ bowl sink unit, fridge/freezer space, gas cooker, plumbing for washing machine, modern Baxi combination boiler, wooden single glazed window and door to rear Yard.

First Floor Split level Landing with loft hatch.

Bedroom 1 14'3" x 10'10" (4.34m x 3.30m) single glazed window, radiator, feature fire place and recessed storage.

Bedroom 2 12'4" x 8'4" (3.75m x 2.54m) single glazed window, radiator.

Bathroom 9'5" reducing to 7'6" x 5'5" (2.87m reducing to 2.28m x 1.65m) white suite comprising panelled bath with shower over and glazed screen, pedestal basin, low flush WC, single glazed window, radiator, complementary tiling.

Externally Large South facing rear enclosed Yard.

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

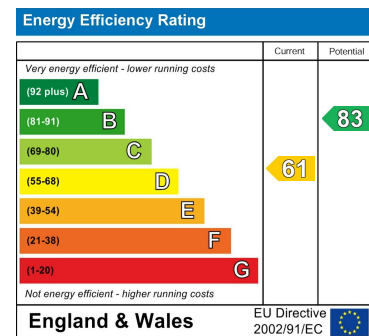
Area Map



Floor Plans



Energy Efficiency Graph



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