



# Inglebys

Estate Agents



## 16 The Crescent

Saltburn-By-The-Sea, TS12 1HY

**Offers Around £465,000**



A charming detached house in a prime, much sought-after location. This property boasts three reception rooms, three bedrooms, and two bathrooms, offering versatile accommodation to suit your needs.





One of the standout features of this property is its generous plot with a large rear garden, perfect for relaxing outdoors or entertaining guests. The ample space also provides scope to extend the property, allowing you to customise and create your dream home.

Convenience is key with off-street parking and a garage, ensuring you never have to worry about finding a parking spot. Whether you're looking for a cosy family home or a place to host gatherings, this property offers the perfect blend of comfort and potential.

Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band E  
 EPC Rating: Await EPC

**Entrance Hall**

A generous hallway with uPVC glazed door, double radiator and wooden stair case to the first floor.

**Living Room 12'9" x 12'7" (3.91m x 3.85m)**

A spacious lounge with wooden flooring, coving to the ceiling, a large uPVC bay window to the front aspect providing plenty of natural light, stone effect fire surround with marble hearth and backplate, double radiator and sliding doors to the rear patio and garden.

**Dining Room 9'11" x 9'5" (3.03m x 2.88m)**

Wooden flooring continues to the dining room, with double radiator and uPVC window to the side aspect.

**Kitchen 9'5" x 9'4" (2.89m x 2.87m)**

With tiled flooring, this spacious kitchen offers a range of wall and base units finished with slab style blue doors and drawer fronts, marble effect worktops, tiled splashbacks, stainless sink/drainer with chrome mixer tap, ceramic hob with under counter electric oven and stainless steel hood, uPVC window to the rear aspect overlooking the gardens.

**Sitting Room 9'11" x 8'11" (3.03m x 2.73m)**

Wooden flooring continues to the sitting room with a uPVC bay window to the rear aspect and radiator.

**Bathroom 7'4" x 6'9" (2.26m x 2.08m)**

A tiled floor with a white bath suite, tiled walls, single radiator and uPVC window to the side aspect.

**Bedroom One 13'8" x 11'10" (4.17m x 3.62m)**

A spacious double bedroom with wooden flooring and large uPVC bay window to the front aspect, a range of fitted wardrobes and drawers with double radiator.

**First Floor**

**Bedroom Two 12'10" x 8'5" (3.93m x 2.57m)**

A double bedroom with wooden floors, single radiator and uPVC window to the rear aspect.

**Bedroom Three 10'4" x 8'8" (3.15m x 2.66m)**

Another double bedroom with wooden floors, single radiator and uPVC window to the rear aspect.

**Shower Room 6'5" x 5'6" (1.97m x 1.68m)**

With a tiled floor, white toilet and basin, corner enclosure with mixer shower, tiled walls, single radiator and uPVC window to the front aspect.

**Externally**

**Front.**  
 An enclosed garden with lawn and mature borders, a block paved driveway leads to the single garage. The garage has a utility area to the rear and houses the combination boiler. There is a side pathway that leads to the rear of the property.

**Rear.**  
 The the rear there is a covered veranda with Indian stone patio area, the garden is laid mainly to lawn with established borders and shrubs.

**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.

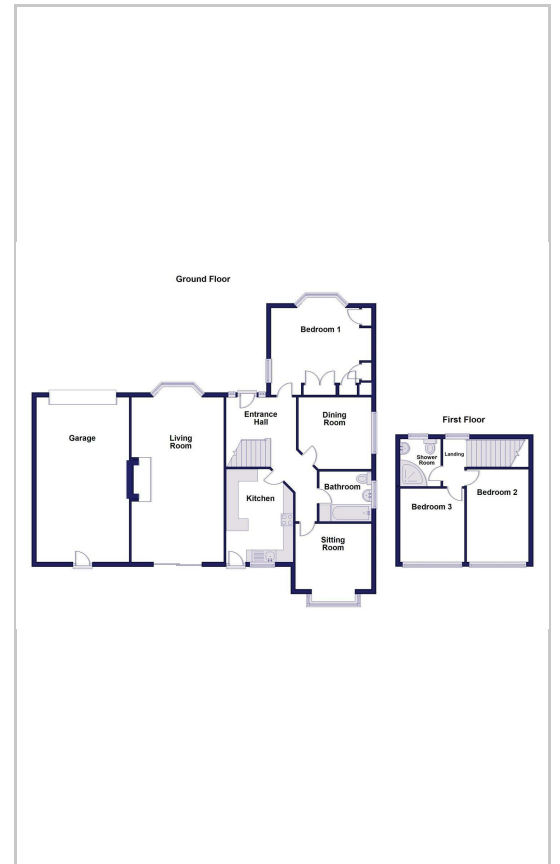
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com