



Inglebys

Estate Agents



17 Gladstone Street

Loftus Saltburn-By-The-Sea, TS13 4HZ

£85,000



A generously proportioned, 3 bedroom end of terrace property, with a GARAGE situated within easy reach of the East Cleveland Coastline, North York Moors & Cleveland Way.



A rare opportunity to acquire a 3 bedroom terraced property, complete with garage, situated within easy reach of the East Cleveland Coastline, North York Moors & Cleveland Way, Close to all Local Amenities and Transport Links.

This deceptively generous property, would make an ideal First Time Buy, Investment Opportunity, or could be utilised as a Second Home or Holiday Home or Residential Letting Opportunity.

Early Viewing is Advised

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: Await EPC

Hallway

14' 0" x 3' 1" (4.26m x 0.94m)

Laminate flooring. Radiator. Stairs rising to the first floor.

Lounge

18' 7" x 11' 4" (5.66m x 3.45m)

Double glazed window to the front aspect. Attractive surround housing an electric living flame effect fire with a granite back and hearth. Radiator.

Dining area

8' 2" x 7' 11" (2.49m x 2.41m)

Radiator. Ample space for a dining table and chairs.

Kitchen area

8' 6" x 12' 7" (2.59m x 3.83m)

Double glazed window to the rear aspect. Fully fitted with a range of matching 'country style' wall and base units incorporating roll top work surfaces and a single drainer stainless steel sink unit with one and a half bowls and mixer tap over. Plumbing for an automatic washing machine and dishwasher. Space for a fridge and freezer unit. Built in electric oven and four ring gas hob with an extractor hood over. Tiled flooring.

Bathroom

5' 2" x 8' 1" (1.57m x 2.46m)

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand and panelled bath with a shower over. Heated towel rail. Tiled effect flooring.

First floor landing

12' 4" x 2' 7" (3.76m x 0.79m)

Double glazed window to the rear aspect.

Bedroom one

12' 3" x 7' 11" (3.73m x 2.41m)

Double glazed window to the front aspect. Radiator.

Bedroom two

9' 11" x 9' 5" (3.02m x 2.87m)

Double glazed window to the rear aspect. Radiator.

Bedroom three

9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed window to the front aspect. Radiator.

Externally

There is an enclosed yard to the rear of the property.

Garage

Situated at the head of Gladstone Street (shown on the main photo). Access gained via an up & over door along with a side courtesy door.

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.

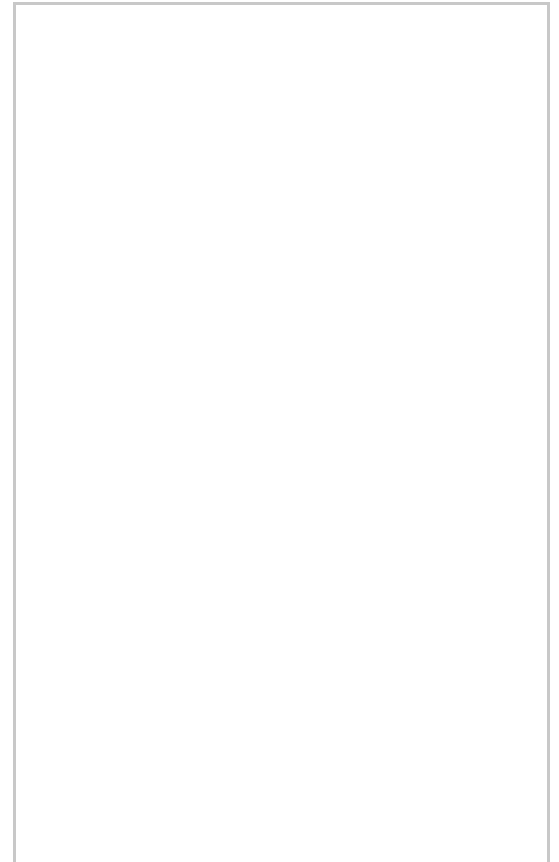
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE

Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com