



# Inglebys

Estate Agents



## 78 Cromwell Avenue

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

**£184,950**



A rare find in the heart of a desirable location! This charming house boasts two reception rooms, three cosy bedrooms, a well-appointed wet room, and open aspects to the rear.



Welcome to Cromwell Avenue, Loftus, Saltburn-By-The-Sea - a truly rare find in the heart of a desirable location! This charming house boasts two reception rooms, three cosy bedrooms, and a well-appointed bathroom.

Situated in a popular residential area, this property offers open aspects to the rear, providing a peaceful and scenic view. Furthermore, this gem is rarely available on the market and comes with the added benefit of no onward chain, making it an ideal choice for those looking to settle into their new home seamlessly.

Whether you're looking to enjoy the tranquillity of the surroundings or simply relish in the comfort of a well-maintained home, this property has it all.

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

**Entrance Hall 7'3" x 4'9" (2.22m x 1.45m)**  
 uPVC door with glazed side panels, storage cupboard housing wall mounted combi boiler, understairs storage cupboard

**Living Room 16'0" x 17'7" reducing to 12'4" (4.88m x 5.38m reducing to 3.76m)**  
 Large uPVC bow window to the front aspect, gas fire in feature stone surround, double radiator, coving and carpet

**Dining Room 15'0" x 8'10" (4.59m x 2.71m)**  
 uPVC window to the rear, single radiator, coving, carpet, single radiator, stairs rising to the first floor

**Kitchen 12'2" x 8'2" (3.73m x 2.51m)**  
 Range of wall base and drawer units, laminate worktop, stainless steel sink and a half with drainer and mixer tap, stainless steel gas hob, electric oven with pull out extractor hood, tiled splash backs, plumbing for dishwasher, uPVC double glazed window to the side aspect, uPVC door to the rear.

**First Floor**  
 uPVC window to the rear aspect, loft access

**Bedroom One 14'1" x 10'2" (4.3m x 3.11m)**  
 uPVC window to the front aspect, range of fitted wardrobes and drawers, coving, carpet, single radiator

**Bedroom Two 11'1" x 6'10" (3.38m x 2.1m)**  
 uPVC window to the rear, fitted wardrobe, corner desk with built under storage, coving, carpet, radiator

**Bedroom Three 11'0" x 10'1" (3.37m x 3.08m)**  
 uPVC window to the front aspect, carpet, coving, single radiator

**Bathroom/Wet Room 8'4" x 6'4" (2.56m x 1.95m)**  
 uPVC window to the rear, wet room shower with glazed screens, low level wc and wash hand basin inset in vanity unit, tiled walls, cladded ceiling, radiator,downlights

**Externally**  
 Front  
 Enclosed Garden, laid to lawn , with a variety of shrubs and bushed  
 Driveway with parking for several vehicles

Rear  
 Tiered rear garden  
 Detached garage, with electric, lighting and an up and over 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.

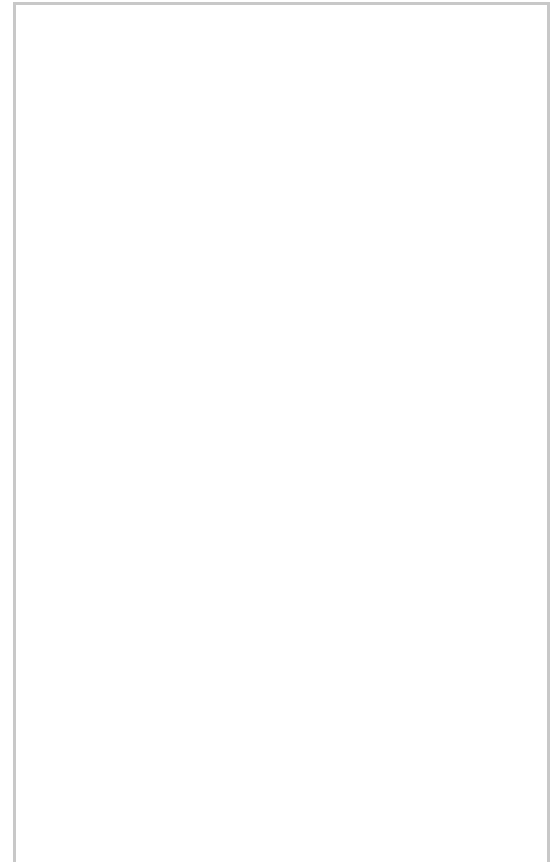
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

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