



Inglebys

Estate Agents



12 Eden Street

Saltburn-By-The-Sea, TS12 1JZ

£265,000



Welcome to this charming property located on the sought-after Eden Street in Saltburn-By-The-Sea. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to enjoy their own private sanctuary.



Inglebys



Inglebys



Inglebys

The property features two bathrooms, including a convenient ground floor shower room and a first-floor family bathroom, ensuring practicality and comfort for all residents. The house is deceptively spacious, offering more room than meets the eye, providing a comfortable and airy living environment.

Situated on a popular street close to Saltburn town centre, this home offers the perfect blend of tranquillity and convenience. The enclosed rear yard with a sun canopy is a lovely spot to enjoy some outdoor time, whether it's for a morning coffee or an evening unwind.

If you've been dreaming of a seaside home, this property's location is ideal for embracing coastal living. Don't miss out on the opportunity to make this house your own and enjoy the best of what Saltburn-By-The-Sea has to offer.

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

Entrance Hall

Wooden door, radiator, stairs rising to the first floor

Living Room 16'10" x 14'7" (5.146m x 4.47m)

Large bay window to the front aspect, feature fireplace, radiator coving ceiling rose, carpet

Dining Room 13'6" x 12'8" (4.12m x 3.87m)

Wooden door with stained glass panel, windows to each side and above creating light and providing access to the sun filled rear yard, radiator

Kitchen 13'0" x 10'1" (3.98m x 3.08m)

range of wall, base units and drawers, laminate work tops, electric oven and hob, stainless steel sink with mixer tap, window to the side aspect

Utility 8'8" x 8'0" (2.66m x 2.46m)

Range of wall and base units, laminate work tops, stainless steel sink with drainer, plumbing for washing machine, door to the rear yard, window

Shower Room 7'2" x 3'0" (2.19m x 0.93m)

Enclosed shower cubicle, with electric shower, low level w.c, wash hand basin

Stairs to First Floor

Landing, sky light, loft hatch

Bedroom One 14'3" x 12'2" (4.36m x 3.71m)

Window to the front aspect, radiator, carpet

Bedroom Two 12'11" x 12'5" (3.96 x 3.79)

Window to the rear aspect, radiator, carpet

Bedroom Three 10'8" x 6'11" (3.26m x 2.13m)

Window to the front aspect, radiator, carpet

Bedroom Four 10'1" x 6'7" (3.09m x 2.01m)

Window to the rear aspect, radiator, carpet

Family Bathroom 6'8" x 6'1" (2.05m x 1.86m)

Panel bath, low level w.c, wash hand basin, radiator, vinyl flooring

Externally

Large enclosed rear yard with sun canopy

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.

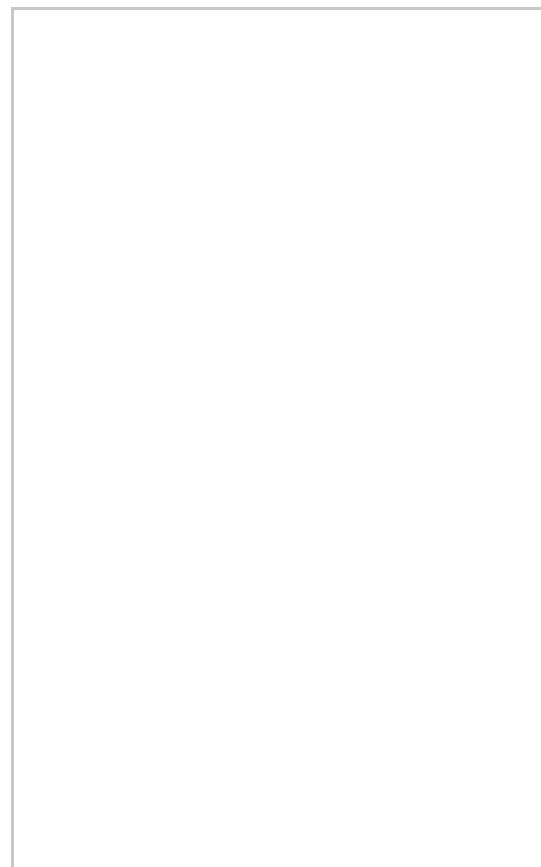
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this 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

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	