



# Inglebys

Estate Agents



## 51 Chestnut Close

Saltburn-By-The-Sea, TS12 1PE

**£235,000**



This delightful 3-bedroom house is a perfect family home, the property boasts a beautifully presented interior, offering a warm and welcoming atmosphere from the moment you step inside.



With 3 cosy bedrooms and 1 bathroom, this house provides ample space for a growing family or those who love to entertain guests. The generous plot on which the house sits allows for plenty of outdoor activities and the potential to create a stunning garden retreat.

Convenience is key with off-street parking and a garage, ensuring that you never have to worry about finding a parking space after a long day. The popular residential location adds to the appeal of this property, providing a sense of community and security for you and your loved ones.

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

**Entrance Porch**

uPVC windows and composite door

**Living Area 17'6" x 11'8" (5.35m x 3.56m)**

uPVC window to the front aspect, understairs storage, radiator, carpet

**Dining Area 9'10" x 8'11" (3.00m x 2.74m)**

uPVC window with views over the rear garden, range of gloss wall base and drawer units, wood effect laminate worktops, ceramic sink with drainer and mixer tap, electric oven and 4 ring hob, extractor, radiator

**Utility 7'9" x 5'11" (2.37m x 1.81m)**

uPVC window and door to the rear aspect, plumbing for washing machine, laminate work top, shelving, storage cupboard, radiator,

**First Floor Landing**

uPVC window to the side aspect, loft access hatch

**Bedroom One 9'11" x 9'1" (3.03m x 2.79m)**

uPVC window to the front aspect, wardrobes, radiator, laminate flooring

**Bedroom Two 10'6" x 9'10" (3.21m x 3.00m)**

uPVC window to the rear aspect, laminate flooring, radiator

**Bedroom Three 8'2" x 7'2" (2.51m x 2.19m)**

uPVC window to the rear, radiator, laminate flooring

**Family Bathroom 6'9" x 5'6" (2.08m x 1.69m)**

2 x uPVC window to the side and rear aspects, panel bath with shower over, glazed screen, wash hand basin, low level w.c, radiator

**Externally**

**Front Garden**

Enclosed, and laid to lawn with established hedges and borders, driveway access to attached garage

**Rear Garden**

Particularly generous, Landscaped South Facing Rear Garden, laid to lawn with raised Indian stone patio, and established borders

**Attached Garage**

With electric and Up & 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.

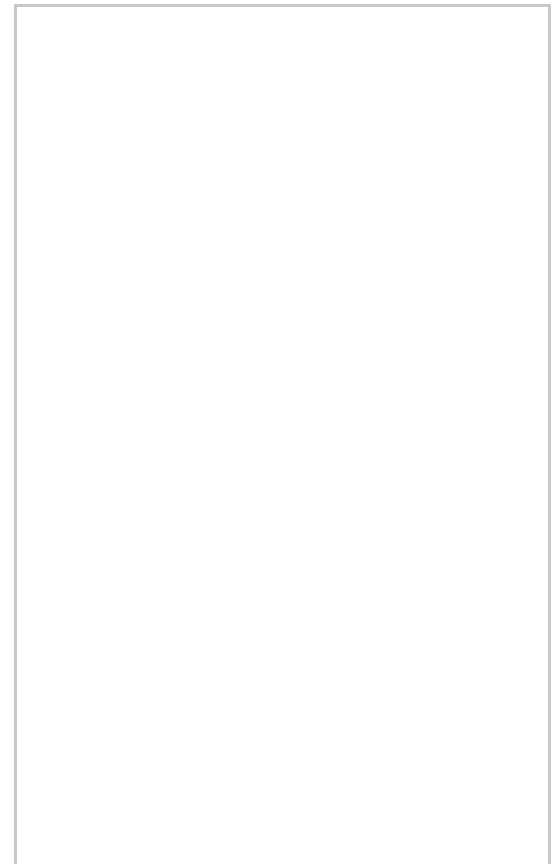
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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**

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	

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