



# Inglebys

Estate Agents



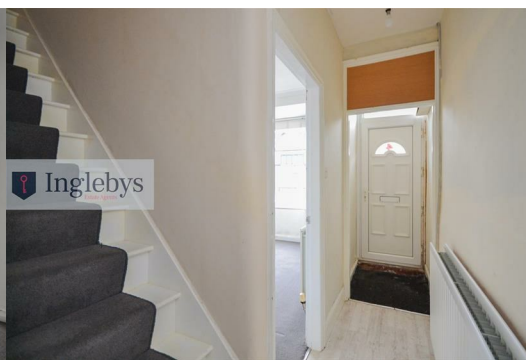
## 4 Rawlinson Street

Carlin How, TS13 4EN

**£70,000**



Close to all local amenities, a deceptively spacious three bedroom mid terraced residence, an ideal First Time Buy or Investment Opportunity



Located in a quiet location in Carlin How, within walking distance to all local amenities, transport links, and Skinningrove 's Cattersty Sands beach. A deceptively spacious three bedroom detached residence.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: D

**Living Room 12'0" x 8'4" (3.68m x 2.55m)**

uPVC window to the front aspect, radiator

**Dining Room 12'11" x 13'8" (3.94m x 4.18m )**

uPVC window to the front aspect, understairs storage, radiator

**Kitchen 11'10" x 6'3" (3.63m x 1.91m)**

Range of wood effect, wall base and drawer units, electric oven and hob, extractor, laminate effect work tops, uPVC window to the side aspect

**Bathroom 6'6" x 6'0" (2m x 1.84m)**

uPVC window, panel bath, low level w.c, pedestal wash hand basin

**First Floor**

**Bedroom One 12'7" x 9'2" (3.86m x 2.80m)**

uPVC window to the front aspect, radiator

**Bedroom Two 11'3" x 7'0" (3.45m x 2.14m )**

uPVC window to the rear aspect, radiator

**Bedroom Three 13'10" x 5'7" (4.23m x 1.71m)**

uPVC window to the rear aspect, radiator

**Externally**

Small enclosed courtyard

Enclosed rear yard

**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.

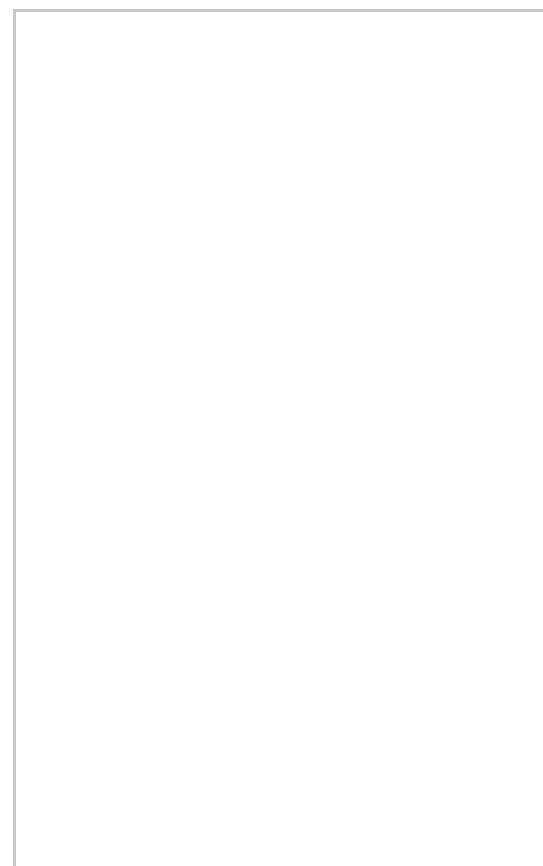
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

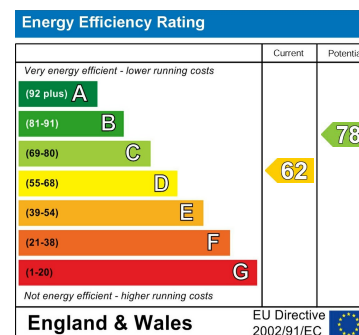
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.

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