



Inglebys

Estate Agents



4 Rawlinson Street

Carlin How, TS13 4EN

£70,000

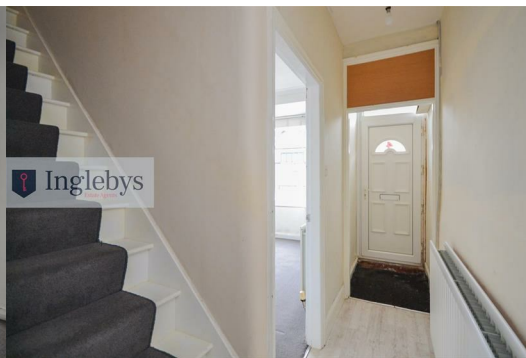


NOTICE OF OFFER - Property Address - 4 Rawlinson Street, TS13 4EN

We advise that an offer has been made for the above property in the sum of £60,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 4A Station Street, Saltburn, TS12 1AE

Agents Telephone Number: 01287 623648



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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.

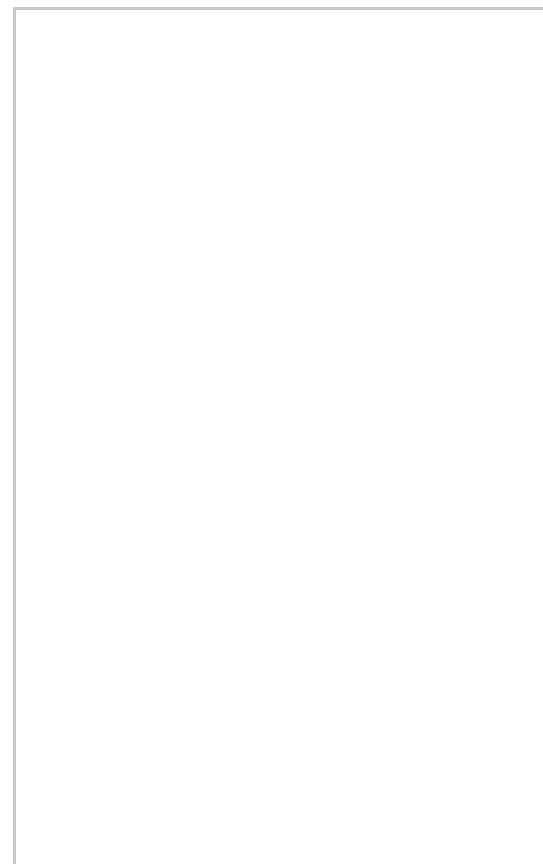
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

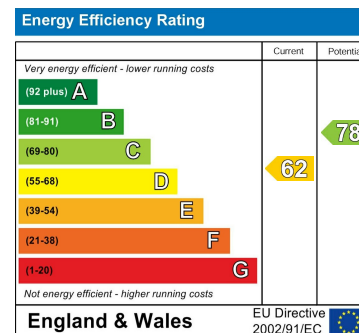
Area Map



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 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

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