



# Inglebys

Estate Agents



## 34 Windsor Road

Saltburn-By-The-Sea, TS12 1BE

**Offers Over £300,000**



Welcome to Windsor Road, Saltburn-By-The-Sea - a charming location that could be the perfect setting for your new home! This spacious 4-bedroom house boasts 2 reception rooms, offering ample space for all your needs.

Situated in a central location, this property is within walking distance to local schools, making it an ideal choice for families. The house is currently vacant with no onward chain, providing a smooth transition for potential buyers.

Although in need of modernisation, this property presents a fantastic opportunity and with a bit of vision and some TLC, this house has the potential to be transformed into a beautiful and comfortable living space.

Don't miss out on the chance to own a property in such a convenient and sought-after area. Take the first step towards making this house your own and unlock the possibilities that come with this wonderful opportunity on Windsor Road.





Tenure Details: Freehold.

Council Tax Band: D

EPC Rating: Awaiting Certificate

**Vestibule 7'6" x 4'1" (2.30m x 1.25m)**

**Entrance Hall 23'3" x 3'11" (7.10m x 1.20m)**

Stairs to first floor, radiator, under-stair storage cupboard.

**Living Room 16'3" x 14'10" (4.97m x 4.53m)**

Large bay window to the front aspect, radiator, picture rail, carpeted.

**Dining Room 14'9" x 12'11" (4.52m x 3.96m)**

Electric fire, radiator, cornice.

**Lean to 19'9" x 10'2" (6.02m x 3.12m)**

French doors leading to rear, radiator, laminate flooring.

**Kitchen 10'6" x 12'2" (3.20m x 3.71m)**

Range of wall, drawer and base units. Gas hob, electric oven. uPVC window to rear aspect. Plumbing available for washing machine and dishwasher. Stainless steel sink and drainer. Laminate flooring.

#### Diner

Laminate flooring, storage cupboard, chimney alcove.

**Bedroom One 14'11" x 11'4" (4.57m x 3.46m)**

uPVC double glazed window to front aspect, fitted wardrobes, carpeted.

**Bedroom Two 13'9" x 12'1" (4.21m x 3.70)**

uPVC double glazed window to rear aspect, radiator, picture rail, fitted wardrobe, carpeted.

**Bedroom Three 9'10" x 9'10" (3.02m x 3.01m)**

uPVC double glazed window to front aspect, radiator, picture rail, carpeted.

**W/C 7'1" x 5'8" (2.18m x 1.74m)**

Low-level W/C, white hand basin.

**Bathroom 9'10" x 7'1" (3.02m x 2.16m)**

uPVC window, white hand basin, panel bath, radiator.

**Bedroom Four 10'11" x 7'3" (3.35m x 2.23m)**

uPVC double glazed window, radiator, carpeted.

#### External

Laid lawn to the front. Paved rear courtyard. Door leading to workshop.

#### Workshop

Electric power point.

#### 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.

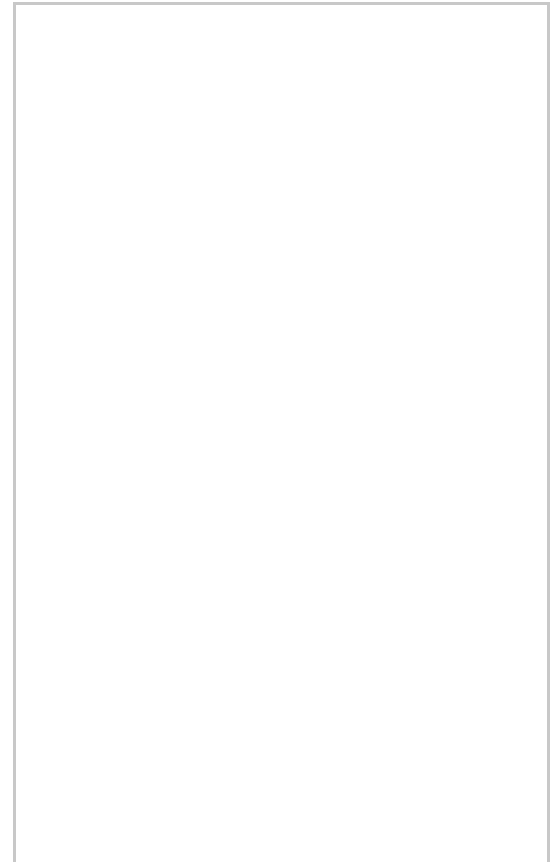
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

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.

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