



# Inglebys

Estate Agents



## 4 The Green

Saltburn-By-The-Sea, TS12 1NF

**£270,000**



Welcome to this charming property located in the picturesque area of The Green, Saltburn-By-The-Sea. This delightful house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there is plenty of room for the whole family to unwind and rest comfortably.

The property features 2 bathrooms, ensuring convenience and privacy for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, these well-appointed bathrooms cater to your needs.

Nestled in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life. The Green, Saltburn-By-The-Sea is known for its scenic views and friendly community, making it an ideal location to call home.

Don't miss the opportunity to make this house your own and enjoy the relaxed coastal lifestyle that Saltburn-By-The-Sea has to offer. Book a viewing today and step into your future home!



**Entrance Hallway 6'1" x 11'5" (1.86 x 3.5)**

Partially glazed, composite door.  
Under-stair storage cupboard.  
Wood effect laminate flooring.

**Lounge 9'10" x 11'7" (3.0 x 3.55)**

Double glazed window to the front aspect.  
Electric fire with a marble effect back and hearth and wood surround.  
Wood effect laminate flooring.

**Kitchen/Dining Room 15'1" x 8'8" (4.6 x 2.65)**

A modern kitchen suite fitted approximately 2 years ago.  
Double glazed window to the side aspect.  
A range of fitted wall and base units with marble effect roll top work surfaces.  
Integrated 'AEG' single oven with matching microwave.  
Four burner gas hob.  
Glass extractor hood.  
Brass effect sink unit with mixer tap.  
Ceramic tile flooring with underfloor heating.  
French doors opening to the conservatory.

**Utility/Shower room 8'2" x 5'8" (2.5 x 1.75)**

Double glazed, frosted window to the side aspect.  
Panelled walls and ceiling.  
Low level WC and pedestal sink.  
Plumbing for an automatic washing machine.  
'Mira advance' electric shower.

**Conservatory 18'8" x 8'10" (5.7 x 2.7)**

Double glazed and spacious conservatory.  
Wood effect laminate flooring.  
Doors giving access to the Garage and Utility/Shower Room.  
French doors opening to the rear garden.

**First Floor Landing**

Double glazed window to the side aspect.  
Loft access hatch.

**Bedroom One 12'1" x 9'4" (3.7 x 2.85)**

Double glazed window to the front aspect.  
Built in storage cupboard.

**Bedroom Two 11'5" x 9'0" (3.5 x 2.75)**

Double glazed window to the rear aspect.

**Family Bathroom 7'6" x 6'2" (2.3 x 1.9)**

Double glazed, frosted window to the rear aspect.  
A modern four piece bathroom suite comprising of a low level WC, pedestal sink, panelled bath and a glass shower cubicle.  
Panelled walls and ceiling.  
Vinyl flooring with underfloor heating.

**Bedroom Three 6'1" x 6'6" (1.87 x 2.0)**

Double glazed window to the front aspect.  
Built in storage cupboard.

**Garage**

Large brick built double garage with power, light and electric roller door.

**Externally**

To the front of the property is a paved driveway, offering off street parking for the vehicles.

The enclosed rear garden is mainly laid to lawn with a concrete patio area to the back.

**Disclaimer**

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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.

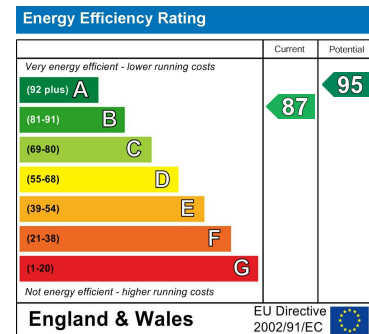
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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