



# Inglebys

Estate Agents



## 48 Irvin Avenue

Saltburn-By-The-Sea, TS12 1QH

**£249,950**



Situated on a generous plot, a tastefully decorated 3 bedroom semi-detached residence, with off street parking, and enclosed rear garden. Early viewing is advised



Situated on a generous plot, in a quiet corner, this charming house offers a delightful retreat for those seeking comfort and tranquillity. Boasting one reception room, three cosy bedrooms, and a well-appointed bathroom, this property is a perfect family home. The property further benefits from off street parking for two cars, which is rare in this location.

Step inside, and you'll be greeted by tasteful décor that exudes warmth and style. The interiors have been lovingly designed to create a welcoming atmosphere that you'll be proud to call home.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band C

EPC Rating: Awaiting new certificate following triple glazing and recent boiler

### Entrance Hall

Composite door, radiator, stairs rising to the first floor, understairs storage housing combi boiler.

### Living Room 13'8" x 13'5" (4.18m x 4.11m)

Large triple glazed uPVC bay window with fixed wooden blinds, log burning stove, built in storage and shelving to the alcoves, radiator

### Kitchen/Diner 20'0" x 20'0" (6.1m x 6.1m)

Range of wall, base and drawer units, laminate effect worktops, electric oven and hob, extractor fan, plumbing for washing machine, uPVC triple glazed window to the side aspect, Triple glazed French doors leading to rear garden, radiator

### Stairs to First Floor Landing

uPVC triple glazed window to the side aspect, loft hatch to partially boarded loft

### Bedroom One 11'3" x 11'1" (3.45m x 3.38m)

uPVC bay window to the front aspect, radiator

### Bedroom Two 11'3" x 11'0" (3.45m x 3.36m)

uPVC window to the rear aspect, fitted wardrobes, radiator

### Bedroom Three 8'2" x 6'9" (2.49m x 2.06m)

uPVC window to the front, radiator

### Family Bathroom 8'11" x 8'0" (2.72m x 2.45m)

Two uPVC window to the side, freestanding bath, glazed shower cubicle, low level w.c , pedestal wash hand basin, chrome towel rail,

### Externally

#### Front

Block paved drive providing parking for two cars, with a variety of shrubs and plants

#### Rear

Enclosed rear garden laid mainly to lawn with established borders, two decked patio areas, garden shed with electric

### 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) <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	

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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