



Inglebys

Estate Agents



22 Sunnyfield Gardens

Easington, TS13 4NZ

Offers Over £145,000



Situated in the peaceful Sunnyfield Gardens, with close access to the North York Moors and seaside villages, a beautifully presented 2-bedroom semi-detached residence complete with front & rear gardens & off-street parking for 2x cars.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-B.

EPC Rating: E-Rating.

Living Room 14'5" x 13'11" (4.40m x 4.25m)

UPVC double glazed door & window to the front aspect. Laminate flooring. Stairs leading to the first floor. Gas fire with wooden fire surround & tiled hearth. Coving. Radiator.

Kitchen / Dining Area 14'5" x 7'6" (4.40m x 2.29m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Wall-mounted combi-boiler. Plumbing for washing machine. UPVC double glazed window & French doors to the Conservatory. Laminate flooring. Space for dining table. Radiator.

Conservatory 14'5" x 10'3" (4.40m x 3.14m)

UPVC double glazed with French doors opening to the Rear Garden. Laminate flooring.

First Floor

Landing

Carpeted. Storage cupboard.

Bedroom One 14'4" x 8'7" (max) (4.39m x 2.62m (max))

Carpeted. 2x UPVC double glazed windows to the front aspect. Radiator.

Bedroom Two 14'5" x 7'7" (max) (4.40m x 2.33m (max))

Carpeted. 2x UPVC double glazed windows to the rear aspect. Radiator.

Bathroom 7'7" x 6'3" (2.32m x 1.93m)

Panel bath with shower above. Glazed folding shower screen. Pedestal hand basin. Low-level W/C. Tiled walls. Vinyl flooring. Chrome heated towel rail. Extractor fan. UPVC double glazed window to the side aspect.

External

Front Elevation

Low-maintenance garden area with decorative gravel. Driveway to the side offering off-street parking for up to 2x cars. Gated access to the Rear Elevation.

Rear Elevation

An enclosed, private garden space with paved patio / outdoor seating area, and garden laid to lawn.

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.

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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Area Map



Floor Plans



Energy Efficiency Graph

