



Inglebys

Estate Agents



33 Oxford Street

Saltburn-By-The-Sea, TS12 1LG

£245,000



Situated in prime Saltburn location, a fine example of a 3-bedroom Victorian terraced residence with additional loft room. Presented to a beautiful standard throughout, early viewing is strongly advised.



Tenure: Freehold.

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

EPC Rating: D-Rating.

Entrance Vestibule

Victorian tiled floor. Composite UPVC door to the front aspect. Wooden door opening to the Hall.

Hall 16'7" x 2'11" (5.08m x 0.91m)

Stairs leading to the first floor. Carpeted. Radiator.

Living Room 11'6" x 10'11" (3.51m x 3.35m)

Open-plan living & dining area. Hardwood double glazed bay window to the front aspect. Open fire with feature fire surround. Coving. Radiator.

Dining Room 12'3" x 11'6" (3.75m x 3.51m)

Hardwood double glazed window to the rear aspect. Log-burning stove. Coving. Radiator.

Kitchen 18'8" x 9'0" (5.69m x 2.75m)

A range of wall, base & drawer units. Laminate worktops with matching upstands incorporating composite sink with single drainer & mixer tap. Plumbing for dishwasher. Range cooker with double extractor hood. 3x hardwood double glazed windows to the side aspect. Wall-mounted combi-boiler. Under-stairs storage cupboard.

Utility Area 9'5" x 9'3" (2.88m x 2.82m)

Range of wall & base units. Plumbing for washing machine. Access to the ground floor W/C & storage cupboard. UPVC double glazed windows to the side aspect & UPVC double glazed French doors opening to the rear yard. Radiator.

First Floor

Landing

Staircase continues to the Loft Room. Carpeted. Radiator.

Bedroom One 15'0" x 11'0" (4.59m x 3.37m)

Fitted wardrobes. Original fireplace. Hardwood double glazed window to the front aspect. Radiator. Coving.

Bedroom Two 12'4" x 9'2" (3.76m x 2.80m)

Hardwood double glazed window to the rear aspect. Radiator. Storage within the chimney breast alcove.

Bedroom Three 9'1" x 7'9" (2.77m x 2.38m)

Hardwood double glazed window to the rear aspect. Radiator.

Shower Room 7'9" x 5'9" (2.37m x 1.77m)

Walk-in corner shower cubicle. Low-level W/C. Pedestal hand basin. Wooden window. Radiator.

Second Floor

Loft Room 13'10" x 15'1" (max) (4.22m x 4.60m (max))

2x Velux windows. Radiator. Eaves storage.

External

Rear Elevation

Enclosed courtyard with gated access to the alley.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

