



Inglebys

Estate Agents



11 Irvin Avenue

Saltburn-By-The-Sea, TS12 1QQ

Offers Around £260,000



This delightful house on Irvin Avenue presents an exceptional opportunity for families seeking a spacious and inviting home. This property boasts an impressive layout, spread over three floors.

The heart of the home is undoubtedly the extended kitchen, which features a stunning roof lantern that floods the space with natural light. The kitchen is further enhanced by patio doors that seamlessly connect the indoor space to the outdoor area, ideal for summer gatherings or simply enjoying the fresh sea air.

This family home is not only spacious but also situated in a desirable location, close to local amenities and the beautiful coastline that Saltburn-By-The-Sea is renowned for.



Tenure details - Freehold.

Council Tax Band - Band- C

EPC Rating - TBC

Entrance Porch

Partially glazed entrance door.
Double glazed windows to the front aspect.

Entrance Hallway 6'4" x 14'9" (1.94 x 4.5)

Partially glazed, composite entrance door.
Frosted double glazed window to the front aspect.
Wood flooring.
Under-stair cupboard.
Staircase rising to the first floor.

Living Room 13'11" x 13'1" (4.26 x 3.99)

Double glazed bay window to the front aspect.
Multi fuel stove with oak mantle.
Wood flooring.

Kitchen/ Dining Room 18'6" reducing to 11'7" x 11'3" reducing to 9'4" (5.66 reducing to 3.54 x 3.45 reducing to 2.86)

Extended to the rear and open plan with a stunning roof lantern, allowing in plenty of natural light.
Double glazed windows to the rear aspect.
A range of fitted wall and base units with granite roll top work surfaces and matching island.
Integrated oven and matching electric hob.
Plumbing for a washing machine.
Stainless steel sink with mixer tap.
Double glazed patio doors, opening to the rear garden.
Tile effect vinyl flooring.

First Floor Landing

Double glazed window to the side aspect.
Staircase rising to the second floor.

Bedroom One 11'4" x 11'11" (3.47 x 3.65)

Double glazed window to the rear aspect.
Traditional, cast iron fireplace.

Bedroom Two 11'3" x 11'10" (3.43 x 3.62)

Double glazed window to the front aspect.
Traditional, cast iron fireplace.

Bedroom Three 8'5" x 6'11" (2.57 x 2.11)

Double glazed window to the front aspect.

Second Floor Landing

Double glazed window to the side aspect.
Under-eaves storage cupboards.

Bedroom Four 14'1" x 6'2" (4.3 x 1.88)

Double glazed window to the rear aspect.
Wood effect laminate flooring.
Eaves storage cupboard.

Externally

To the front of the property is a paved driveway for one vehicle.
The spacious rear garden is enclosed and comprises of an artificial lawn and flag-stoned patio area.

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.

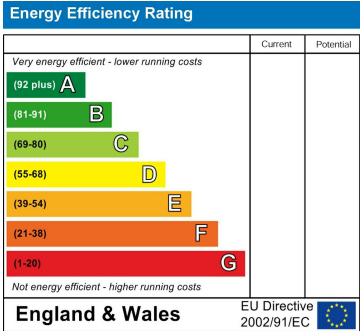
Area Map



Floor Plans



Energy Efficiency Graph



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.