



# Inglebys

Estate Agents



## 11 Johnston Avenue

Saltburn-By-The-Sea, TS12 1QW

**£260,000**



A beautiful 4-bedroom semi-detached family home boasting a fabulous open-plan kitchen & dining area, complete with off-street parking for 2x cars & ample garden space to the rear.



Tenure: Freehold.

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

EPC Rating: Awaiting New Certificate.

**Hallway 14'1" x 6'0" (4.31m x 1.85m)**  
Composite UPVC double glazed door to the front elevation. Tiled floor. Radiator. Staircase leading to the first floor.

**Living Room 18'7" x 10'8" (5.68m x 3.26m)**  
UPVC double glazed window to the front aspect & French doors to the rear aspect opening to the garden. Carpeted. Radiator.

**Kitchen, Dining & Family Area 24'0" x 12'3" (7.34m x 3.75m)**  
A range of wall, base & drawer units and matching centre island / breakfast bar. Integrated eye-level double electric oven. Ceramic hob & extractor hood. Stainless steel Belfast sink with chrome spray tap in the centre island. Space for American fridge freezer. Under-stairs storage. UPVC double glazed window & door to the side aspect. Tiled floor. Dining Area with UPVC double glazed French doors & side panels opening to the rear garden.

**Utility Room 6'2" x 5'8" (1.88m x 1.74m)**  
Wall & base units. Laminate worktop with stainless steel sink & mixer tap. Tiled splash-backs. Plumbing for washing machine. UPVC double glazed window to the front aspect. Tiled floor. Access to Ground-Floor W/C.

**Ground-Floor W/C 6'2" x 2'11" (1.88m x 0.89m)**  
Low-level W/C. Hand basin with vanity unit. UPVC double glazed window to the side aspect. Tiled floor.

**First Floor**

**Landing**  
Carpeted. UPVC double glazed windows to the side & front aspects.

**Bedroom One 12'3" x 10'3" (3.74m x 3.13m)**  
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Bedroom Two 10'7" x 9'11" (3.25m x 3.03m)**  
UPVC double glazed window to the rear aspect. Fitted wardrobes. Carpeted. Radiator.

**Bedroom Three 10'3" x 9'7" (3.13m x 2.93m)**  
UPVC double glazed window to the side aspect. Carpeted. Radiator.

**Bedroom Four 9'6" x 7'9" (max) (2.90m x 2.38m (max))**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bathroom 9'9" x 5'3" (2.99m x 1.61m)**  
Panel P-Shape bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. 3x UPVC double glazed windows to the front aspect. Vinyl flooring. Chrome heated towel rail.

**External**

**Front Elevation**  
Block-paved double driveway.

**Rear Elevation**  
A generous, enclosed rear garden laid mostly to lawn with woodchip border, patio area & additional raised decking / outdoor seating space. Outhouse storage.

**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.

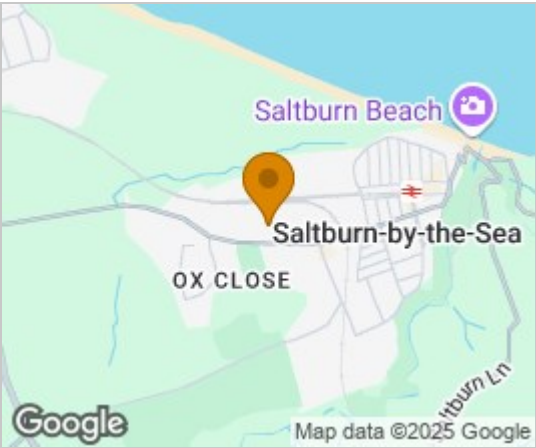
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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Area Map



Floor Plans



Energy Efficiency Graph

