



# Inglebys

Estate Agents



## 3 Liverton Whin

Saltburn-By-The-Sea, TS12 1PH

**£279,500**



Available with Immediate Vacant Possession, a deceptively spacious 3 bedroom semi-detached residence, in a particularly generous plot, with large enclosed back garden, off street parking, and 9.7m long garage.



Positioned in a popular residential location and occupying a particularly generous plot. This 3 bedroom semi-detached residence is available with no onward chain, and offers deceptively spacious, versatile family accommodation. With two living rooms, fully fitted kitchen, utility (previously a wet room) and w.c there is a potential for ground floor living, upstairs there are three generous bedrooms, one with en-suite, family bathroom and separate w.c.

Externally. there is ample off street parking, gardens to the front and rear, and also the added bonus of a large detached garage measuring approximately 9.7m.

Early viewing is advised, as this property has huge scope for extension or improvement, and is available with Immediate Vacant Possession.

Tenure: Freehold  
Council Tax: Redcar & Cleveland Band D  
EPC Rating: D

Entrance Porch 7'4" x 4'1" (2.25m x 1.25m)

Entrance Hall 14'0" x 7'11" (4.29m x 2.42m)  
A bright and airy spacious hallway with access to all ground floor rooms, stairs rising to the first floor, radiator

Cloakroom 3'9" x 2'7" (1.16m x 0.8m)  
uPVC window to the side aspect, white bathroom suite with low level w.c and wash handbasin

Living Room 15'6" x 13'11" (4.73m x 4.25m)  
uPVC double glazed window to the front aspect, inset Dimplex electric fire, radiator open plan to

Dining Room 14'6" x 9'11" (4.42m x 3.03m)  
uPVC window with views to the rear garden, radiator, door to kitchen

Kitchen 11'2" x 7'1" (3.42m x 2.18m)  
uPVC window to the rear, range of wall, base and drawer units, laminate worktops, stainless steel sink with drainer and mixer tap, free standing electric cooker with extractor hood, cupboard housing Glow-worm combi-boiler, radiator uPVC door to the side aspect giving access to driveway and rear garden

Utility 4'4" x 3'4" (1.34m x 1.02m)  
Fully tiles, with wet room flooring, plumbing for washing machine, shelf for dryer, extractor fan

First Floor

Landing 11'10" x 2'7" (3.63m x 0.81)  
uPVC window to the side aspect, doors leading to all rooms, Linen cupboard, loft hatch

Bedroom One 13'10" x 12'9" (4.24m x 3.89m)  
uPVC window to the front aspect, fitted wardrobes, radiator

En-Suite 5'10" x 4'3" (1.8m x 1.3m)  
Quadrant shower with glazed cubicle, part tiled walls low level w.c, pedestal wash hand basin, chrome towel rail, extractor fan

Bedroom Two 13'10" x 11'3" (4.24m x 3.43m)  
uPVC window to the rear aspect, fitted wardrobes, radiator

Bedroom Three 8'10" x 7'11" (2.7m x 2.43m)  
uPVC window to the front aspect, radiator

Family Bathroom 8'0" x 5'5" (2.44m x 1.67m)  
uPVC window, white 'P' shaped panel bath with glazed screen, and shower over, pedestal wash hand basin, chrome towel rail

W.C  
uPVC window, low level w.c

Externally

Front  
Gravelled front garden, driveway providing off street parking for multiple cars

Rear  
Generous enclosed rear garden, laid mainly to lawn, with paved patio area and established borders.

Garage 9'8" x 31'9" (2.97m x 9.7m)  
Detached garage with power, lighting and electric roller door, currently partitioned to provide a separate storage 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.

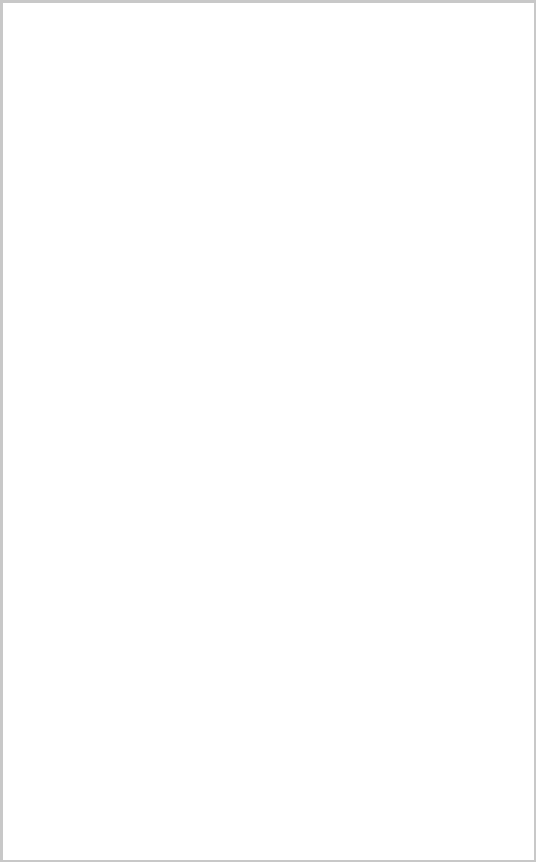
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

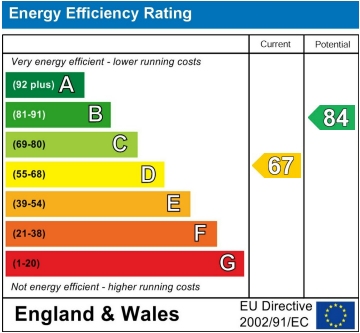
Area Map



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.

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