



Inglebys

Estate Agents



3 Gill Street

Saltburn-By-The-Sea, TS12 1HP

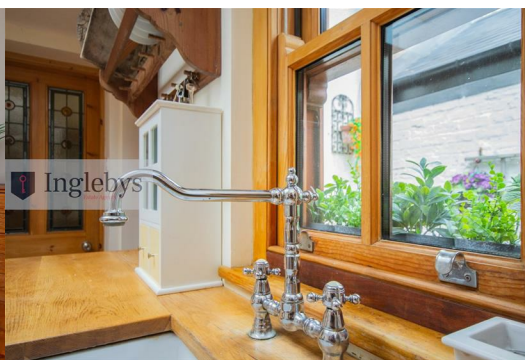
Offers In Excess Of £275,000



This delightful house presents an exceptional opportunity for those seeking a blend of traditional elegance and modern convenience, in a highly sought after area.

Deceptively spacious and set over three floors, with three reception rooms, an additional ground floor WC, a spacious attic room, off street parking for two vehicles and a private enclosed front garden with summerhouse.

Call us today to arrange your viewing appointment.



Tenure: Freehold.

Council Tax Band: B

EPC Rating: E

Entrance Hallway

Partially glazed, wooden entrance door.
Solid wood flooring.
Radiator.
Staircase rising to the first floor.

Living Room 14'2" x 11'9" (4.33 x 3.60)

Double glazed, wooden bay window to the front aspect.
Solid wood flooring.
Gas fire with wooden surround and mantle.
Radiator.

Dining Room 10'3" x 12'1" (3.14 x 3.69)

Wooden sash window to the rear aspect.
Traditional cast iron fireplace with open fire.
Column radiator.
Partially glazed door.

Kitchen 7'2" x 9'0" (2.20 x 2.75)

Double glazed sash window to the rear aspect.
A range of fitted wall and base units.
Belfast sink unit with mixer tap.
Lantern ceiling window, allowing in plenty of natural light.
Doorway to the Dining Room/Snug.
Stable doors opening to the rear external.

Dining Room/Snug 7'10" x 10'2" (2.40 x 3.10)

Three double glazed wooden sash windows.
Solid wood flooring.
Radiator.
Door to the Cloakroom/Utility room.

Cloakroom/ Utility Room 7'4" x 2'9" (2.25 x 0.84)

Frosted window to the rear aspect.
Low level WC.
Pedestal wash hand basin.
Column radiator.
Plumbing for a washing machine.
Tile effect vinyl flooring.

First Floor Landing

Double glazed wooden sash widow to the rear aspect.
Paddle staircase to the Attic Room.

Bedroom One 8'0" x 14'9" (2.45 x 4.51)

Wooden sash window to the front aspect.
Solid wood flooring.
Radiator.
Spacious walk in wardrobe.

Bedroom Two 6'0" x 10'3" (1.85 x 3.13)

Wooden sash window to the front aspect.
Radiator.
Solid wood flooring.

Bedroom Three / Attic Room 15'3" x 11'0" (4.65 x 3.37)

Two Velux windows.
Two radiators.

Family Bathroom 8'7" x 9'0" (2.62 x 2.76)

Wooden sash window to the rear aspect.
Panelled bath with shower over.
Low level WC with a traditional overhead cistern.
Column radiator.
Airing cupboard.
Solid wood flooring.

External

To the rear of the property is an enclosed yard.

The well maintained front garden is mainly laid to lawn with a selection of mature shrubs and trees, a spacious summerhouse and off street parking for two vehicles.

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.

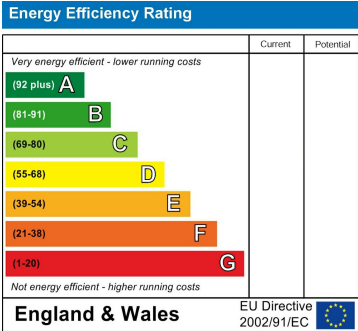
Area Map



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.

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