



Inglebys

Estate Agents



17 Princes Road

Saltburn-By-The-Sea, TS12 1LJ

Offers Around £270,000



*** MOTIVATED SELLER! *** We are pleased to offer for sale this well presented 2 bedroomed semi-detached bungalow situated in a peaceful, residential, sought after location on Princes Road Saltburn. The property boasts an additional loft room accessible by loft ladder and Sun Room to the rear, which overlooks a low-maintenance garden. Off-street parking available for one vehicle via the garage. The property's prime location provides easy access to local amenities and is within easy reach of the town's transport links.

Early viewing is strongly advised on this delightful bungalow. Book your appointment today!



***REDUCED TO SELL! *** This delightful two-bedroom bungalow with its additional loft room, sun room, and ample parking is a rare find in such a peaceful location. It presents an excellent opportunity for anyone looking to settle in a charming coastal town. Don't miss the chance to make this lovely property your new home.

Tenure: Freehold

Council Tax: C

EPC Rating: D

Entrance

uPVC front door leading into the entrance hall. Carpet flooring. Delft rack. Loft hatch. Radiator.

Living Room 20'7" x 10'0" (6.29m x 3.06m)

Dual aspect living room. uPVC window to the front and side aspect featuring stained glass. Gas fire with stone surround. Coving. Window seat to the front. Kick board heater. Carpeted.

Kitchen

uPVC window. Range of cream wall, base and drawer units. Gas hob. Integrated double oven. Tiled splashback. Composite sink with drainer. Integrated washing machine and tumble dryer. Coving. Vinyl flooring. Kick board heater. Glazed French Doors leading to the Sun Room.

Sun Room 11'10" x 9'8" (3.63m x 2.95m)

Glazed French Doors. uPVC window. Kick board heater. Carpeted.

Bedroom One 14'7" x 9'8" (4.45m x 2.97m)

uPVC bay window to the front aspect with stained glass feature. Window seat. Kick board heater. Carpeted. Fitted wardrobes.

Bedroom Two 11'11" x 7'10" (3.65m x 2.39m)

uPVC window to rear aspect. Radiator. Fitted wardrobes. Coving. Carpeted.

Bathroom 8'4" x 5'10" (2.55m x 1.79m)

uPVC window to rear aspect. Walk-in shower, glass enclosure. Low-level W/C and Bidet. Vanity unit with hand basin. Chrome towel rail. Vinyl flooring.

Loft Room 18'8" x 13'1" (5.7m x 4m)

Loft fully boarded. Velux window. Electric points.

Garage 17'6" x 10'2" (5.35m x 3.12m)

Fitted with electric roller door.

Externally

The rear garden has been paved and low maintenance planting in situ. The garden can be accessed from the side via the garage,.

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.

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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

