



Inglebys

Estate Agents



28 Irvin Avenue

Saltburn-By-The-Sea, TS12 1QH

£269,500



An extended and immaculately presented 3 bedroom semi-detached residence with established enclosed rear garden, with off street parking, and detached garage. Available with Immediate Vacant Possession - No Onward Chain



Tenure: Freehold
Council Tax: Redcar & Cleveland Band C
EPC Rating: Await EPC

Entrance Hall

uPVC door, double glazed window to the side aspect, stairs rising to the first floor, storage cupboard, radiator

Living Room 13'10" x 13'5" (4.24m x 4.11m)

uPVC bay window, electric fire in oak surround with marble insert and hearth, radiator

Dining Area 13'5" x 11'3" (4.11m x 3.43m)

Open plan to the kitchen, radiator

Kitchen 13'3" x 12'3" (4.06m x 3.74m)

Range of cream gloss wall base and drawer units, laminate effect worktops, inset stainless steel sink with drainer and mixer tap, double eye level electric oven, five ring gas hob. Integrated fridge freezer, dishwasher and wine cooler. Windows to the side and rear aspects, door to the rear garden. Velux window with electric blind, white vertical radiator

First Floor

Landing

Window to the side aspect, access to the loft via pull down ladder.

Family Bathroom

Recently fitted with white suite, panel bath, corner glazed shower cubicle, low level w.c in vanity unit, wash hand basin in vanity unit. 2 uPVC windows to the side aspect. towel rail.

Bedroom One 11'6" x 11'3" (3.52m x 3.45m)

uPVC window to the rear aspect, fitted wardrobes, radiator

Bedroom Two 11'6" x 11'3" (3.53m x 3.44m)

uPVC window to the front aspect, radiator

Bedroom Three 8'2" x 7'11" (2.5m x 2.42m)

uPVC window to the front aspect, built in wardrobes, radiator

Externally

Off street parking, detached garage with up and over door accessed via shared driveway
Establish rear garden with a variety of plants and shrubs, two separate seating areas to make the most of the sun.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

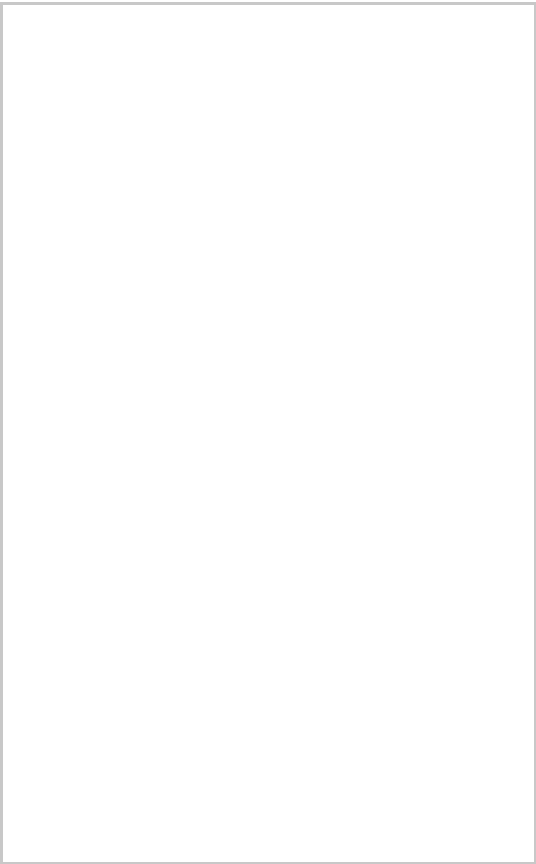
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

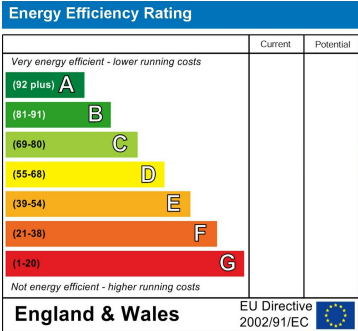
Area Map



Floor Plans



Energy Efficiency Graph



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