Inglebys
Estate Agents



9 Avon Close

Saltburn-By-The-Sea, TS12 1LU

£265,995

3 | 1 | 2 | D

A rarely available opportunity to acquire a charming three-bedroom mid-century house situated in the highly sought-after Avon Close, Saltburn.

The property benefits from a range of recent improvements, including newly fitted double-glazed windows, a new heating system and a new driveway providing generous off-street parking for up to three vehicles.

Further features include a conservatory and integral garage, offering additional living and storage space.

Properties in this desirable location are rarely available, making this an excellent opportunity for those seeking a well-positioned home with a number of important upgrades already completed.

Situated close to Saltburn Woods & within walking distance to Saltburn's thriving town centre, a well presented 3-bedroom semi-detached residence.







Early viewing is highly recommended to appreciate the position, accommodation and potential this property has to offer, with the added benefit of vacant possession and no onward chain.

Tenure Details: Freehold

Council Tax Band: Band C.

EPC Rating: D Rating

Entrance Hall
uPVC window to the side aspect. Stairs leading to the first floor. Radiator. Carpeted.

Lounge 12'2" x 15'6" (3.72m x 4.73m)
uPVC window to the front aspect. Gas fire with feature stone surround. Tiled hearth. Sliding doors leading to the Snug. Radiator. Carpeted.

Snug 11'1" x 7'8" (3.38m x 2.36m)
Timber framed glazed doors leading to the conservatory. Carpeted. Radiator.

Conservatory 11'6" x 9'1" (3.53m x 2.77)
Brick-built Cedar Wood frame. Glazed doors to the rear aspect.

Kitchen 11'7" x 7'4" (3.55m x 2.26m)
uPVC window to the rear aspect. A range of wall and base units. Laminate worktops. Stainless steel sink and drainer. Freestanding cooker. Plumbling for washing machine. Vinyl tile effect flooring.

Ground Floor W/C
Low-level WC. Pedestal wash hand-basin.

First Floor
Loft - Boarded with pull down ladder. uPVC window to the side elevation. Storage cupboard housing boiler.

Bedroom One 13'6" x 8'11" (4.14m x 2.72m)
uPVC window to the front aspect. Fitted wardrobes. Carpeted. Radiator.

Bedroom Two 11'4" x 10'9" (3.46m x 3.29m)
uPVC window to the rear aspect. Fitted wardrobes. Radiator. Carpeted.

Bedroom Three 7'9" x 7'5" (2.37m x 2.27m)
uPVC window to the front aspect. Built in storage. Radiator. Carpeted.

Bathroom 9'8" x 7'5" (2.96m x 2.27m)
uPVC frosted window. Panelled bath with mixer tap. Pedestal hand-wash basin. Low level WC. Partially tiled. Carpeted.

Externally

Front Elevation
The property benefits from a paved driveway with parking for up to three vehicles. Small front garden with established shrubs, planted borders and trees.

Rear Elevation
The property benefits from well-maintained paved external areas, providing low-maintenance outdoor space, complemented by some raised beds.

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.

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.

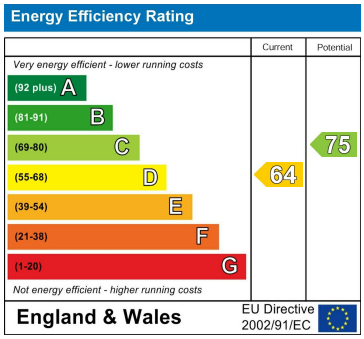
Area Map



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.

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