



Inglebys

Estate Agents



11 Bristol Avenue

Saltburn-By-The-Sea, TS12 1BW

£320,000



A well-presented three-bedroom mid-terrace home situated on the highly sought-after Bristol Avenue in the delightful town of Saltburn-by-the-Sea. Offering spacious and well proportioned accommodation throughout.

The property also benefits from an ADDITIONAL LOFT ROOM to the second floor, ideal for a home office, playroom or occasional guest space.

Externally, there is an enclosed rear garden and the added advantage of a garage to the rear. Offered vacant with no onward chain, the property is ideally located close to local amenities, schools and transport links, making it an excellent opportunity for families and buyers looking for a straightforward purchase.

Early viewing is highly recommended.



Tenure: Freehold

Council Tax Band: Band C

EPC Rating: D

Entrance Porch

An enclosed double-glazed entry porch opens to a large solid wood front door. Tile effect vinyl flooring.

Entrance Hallway

Large solid wood front door with stained glass feature. Stairs leading to the first floor. Radiator. Under-stair storage. Tile effect flooring.

Living Room 16'0" x 14'9" (4.88m x 4.50m)

uPVC double glazed bay window with stained glass feature to front aspect. Exposed real wood floorboards. Open fireplace with cast-iron back, tiled hearth and wood surround. Radiator.

Dining room 10'11" x 8'9" (3.35m x 2.69m)

uPVC French Doors to the rear. Open fireplace with tiled back and hearth and wood surround. Laminate flooring. Radiator.

Breakfast Room 10'10" x 7'5" (3.32m x 2.27m)

uPVC window to rear aspect. Gas fire with tiled hearth and wood surround. Glazed timber frame storage cupboard. Stained glass feature window leading through to the Entrance Hall. Laminate flooring.

Kitchen 8'7" x 6'0" (2.63m x 1.84m)

uPVC window to side aspect. A range of wall and base units. Granite effect laminate worktop. Gas hob and electric oven. 2 x composite sinks with stainless steel mixer tap. LED downlights. Laminate flooring.

First Floor

Bathroom 8'10" x 3'2" (2.71m x 0.97m)

2 x Frosted double glazed windows to the rear. Victorian claw roll top bath. Low-level WC. Pedestal hand-basin. Vertical radiator. Walk-in shower cubicle with electric shower.

Bedroom One 13'10" x 10'6" (4.22m x 3.22m)

uPVC bay window to the rear aspect. Radiator. Walk-in storage/wardrobe. Exposed wooden floorboards.

Bedroom Two 13'4" 10'4" (4.07m 3.16m)

uPVC bay window to the front aspect with stained glass feature. Built in storage cupboards. Exposed wooden floorboards.

Bedroom Three 9'1" x 8'8" (2.78m x 2.65m)

uPVC window to the front aspect with stained glass feature. Radiator.

Second Floor

Attic Room 19'6" x 8'7" (5.95m x 2.63m)

2 x Velux windows to the rear. Radiator. Exposed wooden beams. Carpeted.

Externally

Rear Garage

The property also benefits from access to a rear garage providing additional storage or parking.

Front Elevation

An attractive and well-maintained front elevation featuring a beautifully landscaped garden with mature shrubs, established trees and decorative gravelled areas. A charming stone pathway leads to the entrance, while the bay-fronted façade adds to the property's kerb appeal.

Rear Elevation

The rear of the property features an enclosed garden with mature shrubs, established hedging and stone paved pathways. There is a decked seating area positioned near the rear entrance, along with planted borders and decorative gravelled sections.

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.

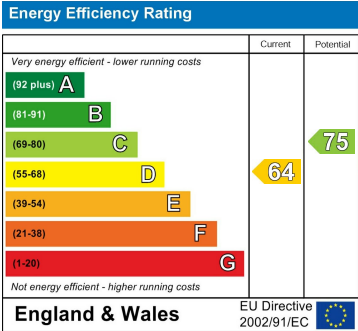
Area Map



Floor Plans



Energy Efficiency Graph



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