Inglebys
Estate Agents

11 Ruskin Avenue

Saltburn-By-The-Sea, TS12 1QB

£299,995

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Far larger than its outward appearance would imply, a fabulous 3-bedroom semi-detached family home in a sought after location.

Situated on Ruskin Avenue in Saltburn-by-the-Sea, this spacious three-bedroom semi-detached home offers comfortable and versatile living space, with two reception rooms, a kitchen and dining area, three good-sized bedrooms, a family bathroom and downstairs WC.

Outside, there is parking for up to two cars, a lovely rear garden and a detached garage. The property is also within easy walking distance of Saltburn town centre, with its shops, cafés, restaurants and amenities, as well as the seafront and beach.

A great family home in a convenient and popular location.

An early viewing is highly recommended to avoid disappointment.

Tenure: Freehold.

EPC Rating: Awaiting New Certificate.

Council Tax Band: D Rating.

Entrance Porch
uPVC window.

Entrance Hall
uPVC door. Stairs leading to the first floor. Ceiling cornice. Radiator. Stained glass porthole window.

Cloakroom/WC
Low level WC. Wash hand-basin. uPVCwindow.

Lounge 13'7 x 12'10 (4.14m x 3.91m)
uPVC bay window. Living flame gas fire incorporated into Adam style fireplace. Ceiling cornice. TV point. Radiator.

Living / Dining Room 22'11 x 12' (6.99m x 3.66m)
Living flame gas fire incorporated into Louis fireplace. Ceiling cornice. TV point. Double radiator. uPVC patio doors to the rear.

Kitchen 19'2 x 8'7 (5.84m x 2.62m)
A range of wall, base units and drawers. 3 x uPVC window. Stainless steel inset sink unit with mixer taps. Integrated fridge/freezer. Integrated automatic washing machine. 5 Ring gas hob. Stainless steel extractor hood. Double electric oven. Laminate worktops. Tiled surrounds. Wall unit houses worcester gas combi boiler.

Conservatory
uPVC window.Electric gas central heating boiler.

First Floor

Landing Area
Spindle staircase. uPVC single window.

Bedroom One 13 x 10'4 (3.96m x 3.15m)
uPVC bay window. Full length fitted wardrobes with sliding doors. Ceiling cornice. Radiator.

Bedroom Two 12 x 10'6 (3.66m x 3.20m)
uPVC window. Full length fitted wardrobes with sliding doors. Radiator.

Bedroom Three 8'2 x 6'7 (2.49m x 2.01m)
uPVC window. Radiator.

Bathroom
Low-level WC. Pedestal wash hand-basin. uPVC window. Walk-in shower with glass enclosure. Extractor fan.

Boarded Loft 14'6 x 12'6 (4.42m x 3.81m)
Velux windows. Exposed beams. Pull down loft ladder.

External

Front Elevation
The property presents an attractive front elevation with a spacious driveway providing off-road parking for two cars. The side elevation offers additional access and useful outdoor space, leading through to the garage, providing valuable storage and parking facilities.

Rear Elevation
The rear garden features a block-paved patio area. Beyond this is a well-maintained lawn, complemented by a variety of established flowers, shrubs and planted borders,

The garden also benefits from direct access to the garage, adding further convenience and practicality.

Garage
Detached brick-built garage with an up-and-over door,

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.

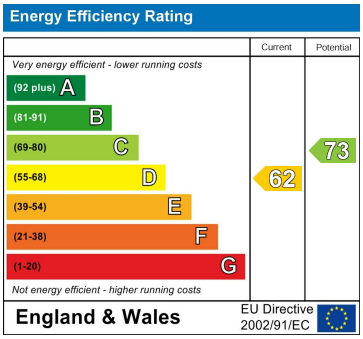
Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied

Area Map

Floor Plans

Energy Efficiency Graph



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