



# Inglebys

Estate Agents



## 14 Corngrave Road

Saltburn-By-The-Sea, TS12 1PX

**£299,995**



Located on the sought after 'Larkfields' Estate in Saltburn by the Sea, a well presented and modern three bedroom, detached family residence.

With off street parking, en suite to the master bedroom and an enclosed rear garden.

Call us today to arrange your viewing appointment.



Tenure: Freehold

Council Tax: Redcar & Cleveland Band D

EPC Rating: B

#### Entrance Hall

Laminate flooring.  
Radiator.

#### Ground Floor Cloakroom/WC 3'5" x 8'2" (1.06 x 2.49)

Low level WC.  
Pedestal wash hand basin.  
Partially tiled walls.  
Wood effect laminate flooring.

#### Living Room 8'6" x 12'11" (2.61 x 3.95)

French doors opening to the rear garden.  
Double glazed window to the side aspect.  
Electric fire with wood surround.  
Radiator.  
Wood effect laminate flooring.

#### Dining Room

Double glazed window to the front aspect.  
Radiator.  
Wood effect laminate flooring.

#### Kitchen 7'10" x 9'8" (2.40 x 2.95)

Double glazed window to the rear aspect.  
A range of fitted wall and base units with laminated roll top work surfaces.  
Composite sink unit with mixer tap.  
Integrated electric oven, four burner gas hob and over-head extractor hood.  
Integrated fridge/freezer, dishwasher and washing machine.  
Radiator.  
uPVC door to the rear aspect.

#### Family Bathroom 6'9" x 8'4" (2.08 x 2.55)

Double glazed, frosted window.  
A modern, three piece bathroom suite comprising of a low level WC, wash hand basin inset into a vanity unit and a panelled bath with shower over.  
Chrome heated towel rail.  
Laminate flooring.  
Partially tiled walls.

#### First Floor Landing

Loft access hatch leading to a half boarded loft.

#### Bedroom One 10'4" x 10'7" (3.15 x 3.24)

Double glazed window to the front aspect.  
Built in wardrobes.  
Radiator.

#### Bedroom Two 9'9" x 11'8" (2.99 x 3.58)

Double glazed window to the front aspect.  
Radiator.

#### Bedroom Three 8'9" x 8'6" (2.68 x 2.61)

Double glazed window to the rear aspect.  
Radiator.

#### 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.

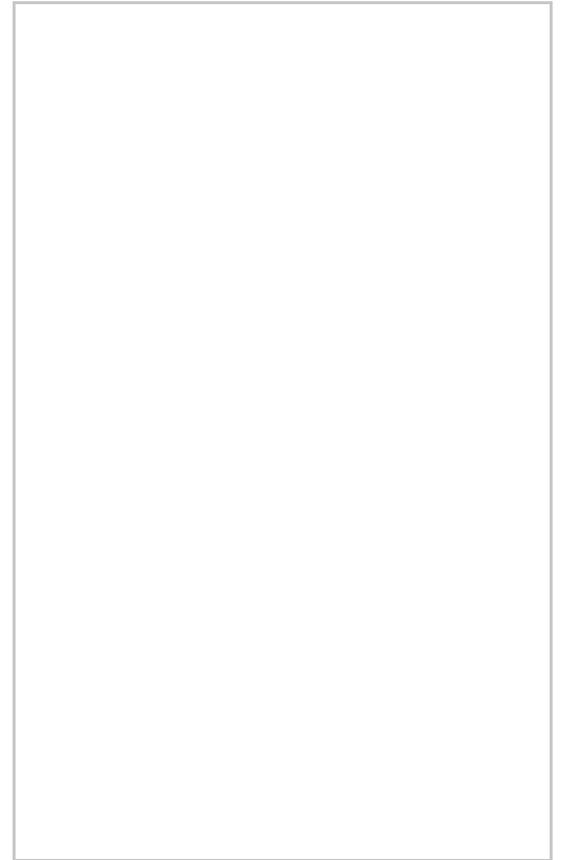
#### Externally

To the front of the property is a lawned garden and driveway, providing off street parking.  
The rear enclosed garden is mainly laid to lawn with a decked patio area and wooden shed.

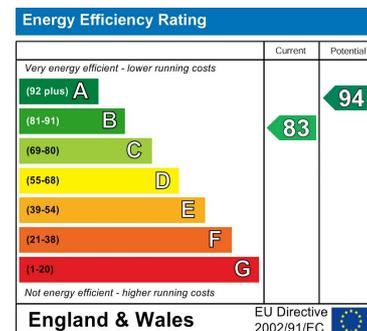
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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