



# Inglebys

Estate Agents



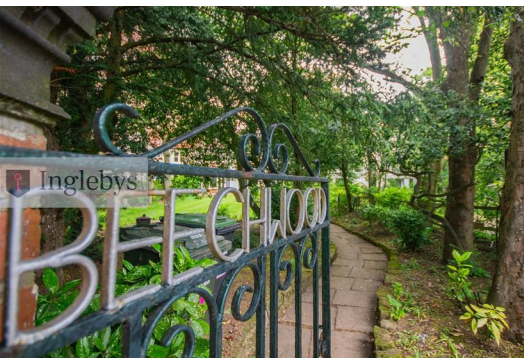
## Beechwood Victoria Terrace

Saltburn-By-The-Sea, TS12 1HN

**£735,000**



Occupying a generous plot in one of the most sought after locations in Saltburn, Beechwood, a substantial 5 bedroom semi-detached residence, with well proportioned rooms, a host of traditional features, complete with extensive gardens, off street parking and a double detached garage.



Discreetly positioned behind a private wall on one of Saltburn's most sought after tree lined terraces, Beechwood offers charm and seclusion despite being just a short walk from all that Saltburn has to offer. Easy access to The Valley Gardens, beach, schools and leisure facilities mean that it is ideally located for families and couples alike.

A rare opportunity to acquire such a versatile and traditional residence, in a generous plot with extensive gardens to the front and rear with ample parking and double garage to the rear, early viewing is advised.

Tenure: Freehold  
 Council Tax: Redcar & Cleveland band G  
 EPC Rating: D

**Entrance Hall**

Composite door to the front elevation. UPVC double glazed bay window to the side aspect. Tiled floor. Staircase leading to the first floor. Under-stairs storage cupboard. Coving. Victorian corbel arches. Access to Ground-Floor W/C, Living Room, Dining Room, Kitchen & Utility.

**Living Room 20' x 19'6 (6.10m x 5.94m)**

Decorative wood paneled walls. Open fireplace. Picture rail. Coving. Ceiling cornice. Carpeted. Radiator. Floor-to-ceiling UPVC double glazed window & French doors opening to the front garden.

**Dining Room 20'11 x 15'9 (6.38m x 4.80m)**

Carpeted. 2x radiators. Open fireplace. UPVC double glazed bay windows to the front & side aspects.

**Kitchen & Breakfast Area 22'11 x 14'11 (6.99m x 4.55m)**

A range of wall, base & drawer units with contrasting centre island. Leisure stove within the chimney breast. Tiled floor. Belfast sink with mixer tap. Radiator. Access to pantry. Space for dining table. Log-burning stove. Coving. Ceiling cornice. UPVC double glazed windows to the side & rear aspects.

**Utility 10'8 x 8'2 (3.25m x 2.49m)**

Plumbing for washing machine. Belfast sink. Tiled floor. Part-tiled walls. Fireplace. Storage cupboards. UPVC double glazed window to the rear aspect.

**Ground-Floor W/C**

Decorative wood-paneled. Low-level W/C. Hand basin. Radiator. Tiled floor. UPVC double glazed window to the side aspect

**First Floor**

**Landing**

Spindle staircase. Ceiling cornice. Radiator. Retractable ladder to boarded & insulated loft. UPVC double glazed bay window to the side aspect.

**Bedroom One 19'4 x 15' (5.89m x 4.57m)**

Carpeted. Cast-iron fireplace. Coving. Ceiling cornice. Radiator. UPVC double glazed bay window to the front aspect & window to the side aspect.

**Bedroom Two 16'11 x 14'9 (5.16m x 4.50m)**

Carpeted. Radiator. 2x radiators. UPVC double glazed bay window to the front aspect.

**Bedroom Three 11'8 x 8'6 (3.56m x 2.59m)**

Cast-iron fireplace. Carpeted. Radiator. UPVC double glazed windows to the side & rear aspects.

**Bedroom Four 13'2 x 8' (4.01m x 2.44m)**

Carpeted. UPVC double glazed window to the rear aspect.

**Bedroom Five 11'8 x 8'6 (3.56m x 2.59m)**

Carpeted. UPVC double glazed door & window to the side aspect opening to a Juliet balcony.

**Family Bathroom**

Rolltop bath with shower attachment. Walk-in shower cubicle. Pedestal hand basin. Low-level W/C. Extractor fan. Part-tiled walls. Laminate flooring. UPVC double glazed window.

**Shower Room**

Tiled walls. Corner walk-in shower cubicle. Low-level W/C. Radiator. UPVC double glazed window to the side aspect.

**Externally**

**Front Garden**

Extensive mature garden laid mainly to lawn with mature trees, and established borders with a variety of shrubs and bushes

**Rear Garden**

Laid mainly to lawn with stone patio and raised decking area. carport with parking for two vehicles accessed via roller shutter,

**Garage**

Detached double garage with lighting, electric, roller shutter door access from the rear of the property and side courtesy door providing access from the drive.

**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.

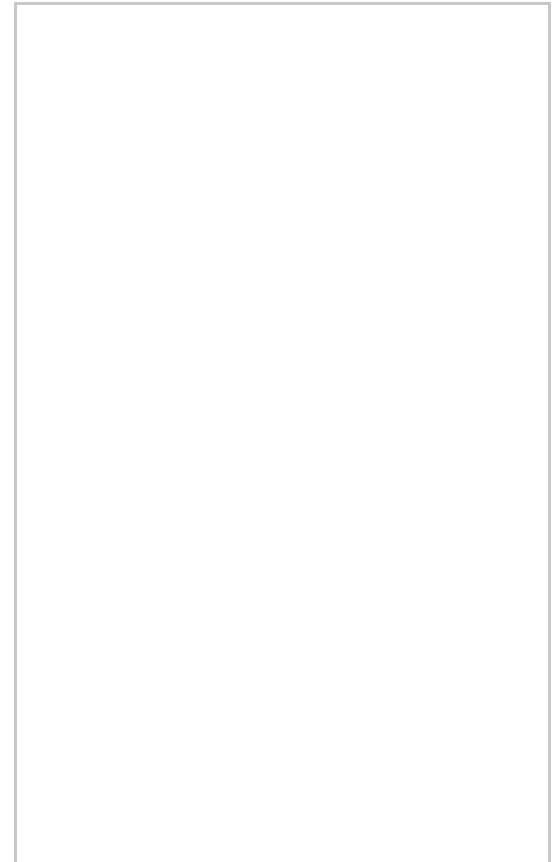
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

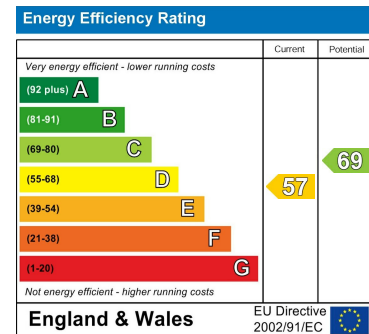
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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