



Inglebys

Estate Agents



10 Queensway

Saltburn-By-The-Sea, TS12 1NP

£157,500



Tucked away in a quiet residential spot on Queensway, Saltburn is this spacious four-bedroom mid-terrace home, offering fantastic family living across two well proportioned floors.

Downstairs features a bright living room, a generous kitchen/dining room and an adjoining sun room at the rear that opens to a private rear garden. Upstairs, you'll find four well-proportioned bedrooms and a modern family bathroom.

Well placed for nearby schools, everyday amenities and Saltburn's award winning beach, making a fantastic family home in sought after coastal location.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band B

EPC Rating: C

Entrance Hallway

Partially glazed uPVC entrance door.
Storage cupboard.
Tiled flooring.
Staircase to the first floor.

Kitchen 8'3" x 14'5" (2.54 x 4.40)

Double glazed patio doors, opening to the Sun Room.
A range of fitted wall and base units with marble effect roll top work surfaces and a matching breakfast bar.
Space for a range style cooker.
Integrated overhead extractor hood.
plumbing for a washing machine and dishwasher.
Tiled splashbacks.
Mosaic tiled flooring.
Double doors, opening to the Living Room.

Living Room 18'0" x 10'5" (5.5 x 3.18)

Dual aspect, double glazed windows to the front and rear externals.
Wooden fire surround with a marble effect back and hearth.
Wood effect flooring.

Sun Room 11'11" x 11'7" (3.64 x 3.55)

Joined to two brick-built outhouses, one with a sink and WC.
Double glazed windows to the rear and side aspects.
Double glazed French doors, opening to the rear garden.
uPVC door, opening to the side of the property.

First Floor Landing

Double glazed window to the side aspect.
Loft access hatch.

Bedroom One 11'8" x 9'4" (3.57 x 2.87)

Two double glazed windows to the rear aspect.

Bedroom Two 11'10" x 10'4" (3.63 x 3.16)

Double glazed window to the rear aspect.
Wood effect laminate flooring.

Bedroom Three 7'7" x 8'8" (2.32 x 2.66)

Double glazed window to the rear aspect.
Wood effect laminate flooring.

Bedroom Four 5'4" x 11'1" (1.65 x 3.39)

Double glazed window to the front aspect.

Externally

To the front of the property is an enclosed garden.

The low maintenance rear garden is mainly laid to lawn with artificial grass, two decked patio areas, a selection of mature shrubs, bushes and trees, a fishpond and a spacious outhouse for storage.

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.

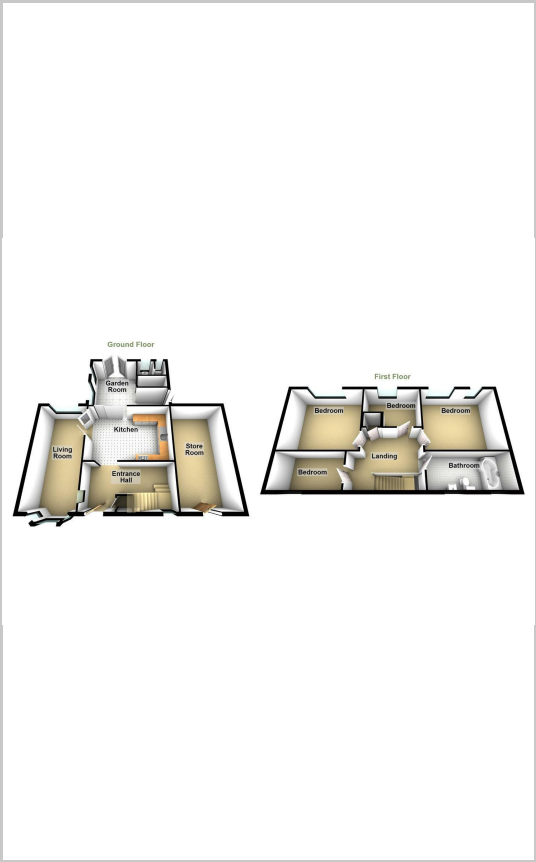
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

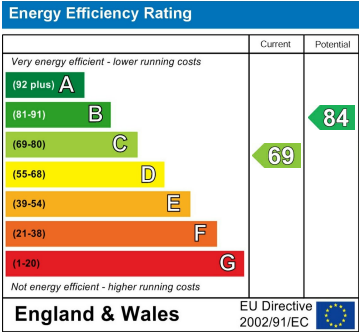
Area Map



Floor Plans



Energy Efficiency Graph



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.

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