



Inglebys

Estate Agents



19 Woodrow Avenue

Saltburn-By-The-Sea, TS12 1NL

£217,500



An extremely well presented, 3 bedroom semi detached residence set over three floors, occupying a larger than average plot with off street parking and enclosed rear garden.



Having recently been renovated throughout and presented to a high standard, this much improved 3 bedroom semi detached residence utilises the maximum space available, and is set over three floors.

To the first floor is a generous living room to the front with a large bay window, an open plan kitchen diner with breakfast bar, large conservatory, utility room, and downstairs cloakroom with w.c. To the first floor is a recent family bathroom with freestanding bath, two bedrooms with wooden panelling, and a third room, which could be used as a study or dressing room, giving access to the second floor bedroom with Velux windows and en-suite shower room.

Tenure: Freehold
 Council Tax: Redcar & Cleveland Band B
 EPC Rating: Await EPC

Entrance Hall

uPVC door, radiator, wooden panelling, stairs rising to the first floor with storage cupboard underneath

Living Room 14'9" x 12'5" (4.51m x 3.81m)

Large uPVC bay window to the front aspect, radiator, space for electric fire

Kitchen/Diner 18'10" x 10'9" reducing to 9'3" (5.75m x 3.28m reducing to 2.83m)

Open plan with breakfast bar, full range of wall base and drawer units, laminate worktops with inset stainless steel sink and a half with drainer and mixer tap. Four ring gas hob, electric oven and extractor. large store cupboard radiator.

Conservatory 14'7" x 8'10" (4.46m x 2.7m)

uPVC construction, radiator

Cloak Room 4'4" x 2'11" (1.33m x 0.9m)

Low Level w.c and wash hand basin inset into vanity unit.

Utility Room 7'3" x 6'3" (2.23m x 1.93m)

Range of wood effect base units, laminate wo

First Floor

Bathroom 7'10" x 5'5" (2.4m x 1.67m)

Tiled with white suite, freestanding bath with shower tap, low level w.c, wash hand basin in vanity unit, towel rail, two uPVC windows to the side and rear aspects,

Landing Area

uPVC window to the side aspect, cupboard housing Baxi combi-boiler.

Bedroom One 13'2" x 9'8" (4.03m x 2.96m)

uPVC window to the front aspect, wooden panelling, radiator

Bedroom Two 10'6" x 9'1" (3.21m x 2.77m)

uPVC window to the rear aspect, wooden panelling, radiator

Study/Dressing Area 8'11" x 7'5" (2.73m x 2.27m)

uPVC window to the front aspect, radiator, stairs rising to second floor

Bedroom Three 10'8" x 10'2" (3.26m x 3.1m)

2 x wooden Velux windows, built in wardrobe, eaves storage, radiator

En-Suite Shower Room 10'4" x 4'7" (3.15m x 1.42m)

Part tiled, glazed shower cubicle, low level w.c, wash hand basin in vanity unit

Externally

Front: Block paved drive providing ample off street parking
 Rear: Enclosed Garden laid mainly to lawn with paved patio area

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.

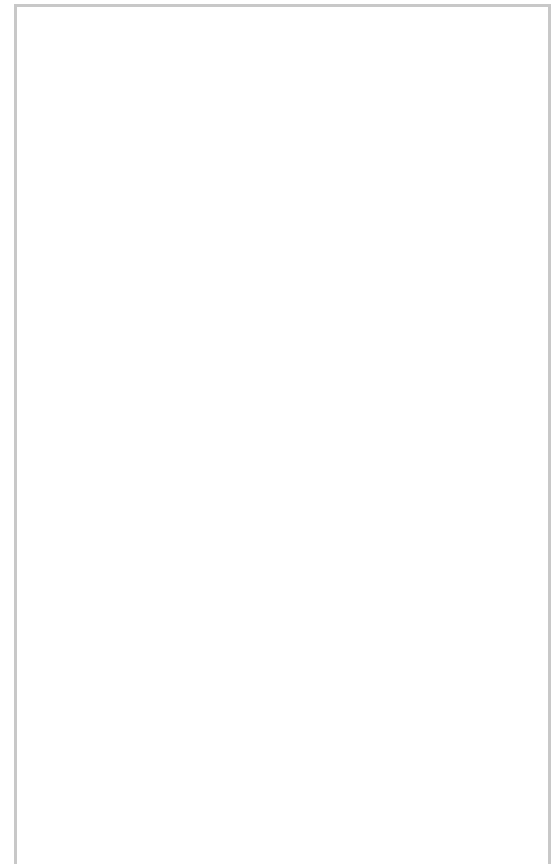
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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