



Inglebys

Estate Agents



41 Montrose Street

Saltburn-By-The-Sea, TS12 1LH

£235,000



This delightful three-bedroom family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,076 square feet, the property boasts a spacious layout that is ideal for family living.

With a generous open plan reception a well-appointed kitchen and two bathrooms this property accommodates all the needs of a busy household.

The three bedrooms offers ample space, each room is filled with natural light, creating a bright and airy atmosphere that enhances the overall appeal of the home.

Situated in an ideal location, this property is just a short distance from the stunning beaches and vibrant amenities that Saltburn-By-The-Sea has to offer.

In summary, this spacious three-bedroom house on Montrose Street is an excellent opportunity for families seeking a comfortable and well-located residence in a picturesque seaside town. Don't miss the chance to make this lovely property your new home.



Upon stepping inside, you'll be pleasantly surprised by the deceptively spacious layout and the incredible versatility this house has to offer. While the property is already extremely well presented, there is room for personalisation to truly make it your own. The small enclosed front patio is perfect for enjoying a morning cup of tea, while the enclosed rear yard offers a private outdoor space for relaxing or entertaining.

Tenure: Freehold
Council Tax: Redcar & Cleveland B
EPC Rating: D

Vestibule
Wooden Front Door, Victorian Floor Tiles.

Entrance
Wooden Internal Door Featuring Stained Glass. Coving. Carpet. Radiator. Stairs To First Floor.

Living Room/Through Lounge 25'7" x 11'0" (7.82m x 3.36m)
uPVC Window Front and Rear Aspect. Coving. Ceiling Rose. Carpet. Feature Gas Fire with Granite Hearth. Wooden Surround. Radiator x 2. Original Internal Wood Doors.

Kitchen 17'5" x 5'4" (5.31 x 1.64m)
uPVC Window to Side Aspect. Wooden Beams. Range of Cream Wall, Drawer and Base Units. Stainless Steel Sink with Drainer. Tiled Splash back. Bosch Oven and Hob. Integrated Bosch Dishwasher. Integrated Fridge-Freezer. Laminate Worktop. Storage Cupboard. Radiator. Led downlighting. Door leading to Bathroom and Rear.

Bathroom 8'2" x 6'11" (2.49m x 2.11m)
uPVC Window to Rear. Walk-In Shower with Glass Enclosure. Low-Level W/C. Pedestal Hand Basin. Chrome Towel Rail. Radiator. Laminate Floor. Led downlighting. Coving. Tiled Wall.

First Floor
Bedroom Three 8'3" x 7'6" (2.53m x 2.29m)
uPVC Window to Rear. Coving. Ceiling Rose. Radiator. Storage. Boiler. Carpet.
Bathroom 6'4" x 5'3" (1.94m x 1.61m)
uPVC to Rear. Panel Bath. Low-Level W/C. Pedestal Hand-basin. Led Downlighting. Coving. Chrome Radiator. LED Mirror. Tiled Floor.

Raised First Floor
Bedroom One 14'8" x 11'1" (4.48m x 3.38m)
uPVC Window to Front Aspect. Coving. Ceiling Rose. Radiator. Carpet.
Bedroom Two 12'2" x 8'7" (3.72m x 2.63m)
uPVC Window to Rear. Coving. Ceiling Rose. Radiator. Carpet.

External
Front Elelvation
Paved Patio. Summer Boarder.
Rear Elevation
Enclosed courtyard with gated access to the alley.

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.

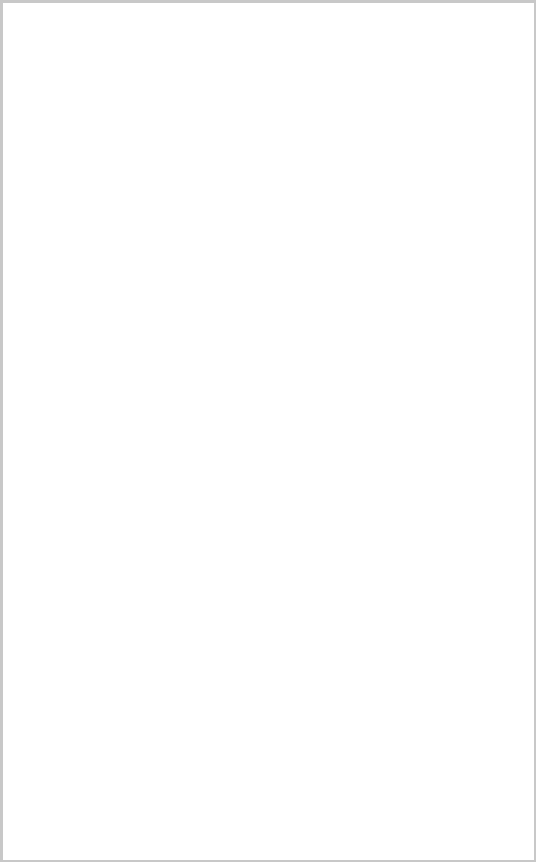
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Area Map



Floor Plans



Energy Efficiency Graph

