



Inglebys

Estate Agents



38 Princes Road

Saltburn-By-The-Sea, TS12 1LJ

£299,950



Situated in the sought after location on Princes Road, Saltburn, this impressive three bedroom semi-detached property offers versatile and airy living spaces, perfect for modern family life.

Boasting three flexible reception rooms and a bright conservatory, the home easily adapts to your lifestyle. Outside, the external of the property truly shines with an extensive front garden setting it back from the road, a private and enclosed garden to the rear and a generous paved driveway providing ample off street parking for several cars alongside a detached garage.

Early viewing is highly recommended to fully appreciate the space, scope and coastal lifestyle this stunning home can offer.



Tenure Details: Freehold

Council Tax Band: D

EPC Rating: Awaiting assessment

Entrance Porch 2'8" x 6'8" (0.82 x 2.04)
uPVC partially glazed entrance door.
Double glazed throughout.

Living Room 14'11" x 11'9" (4.55 x 3.60)
Double glazed, bay window to the front aspect.
Electric flame effect fire with a composite surround.
Archway to the Dining Room

Dining Room 11'5" x 10'10" (3.50 x 3.31)
Double glazed window to the front aspect.

Kitchen 9'8" x 10'0" (2.97 x 3.05)
Double glazed window to the rear aspect.
Partially glazed uPVC door, opening to the rear garden.
A range of fitted wall and base units with marble effect, laminated roll top work surfaces.
Integrated single gas oven with matching four burner gas hob.
Half tiled walls.

Reception Room Three 9'10" x 13'6" (3.02 x 4.12)
Double glazed, frosted window to the rear aspect.
Double glazed patio doors, opening to the conservatory.
Under-stair cupboard.
Staircase rising to the first floor.

Conservatory 14'7" x 8'2" (4.47 x 2.49)
Double glazed throughout.
uPVC door to the rear aspect.
Ceramic tiled flooring.

First Floor Landing
Airing Cupboard.
Loft access hatch

Bedroom One 11'2" x 10'5" (3.42 x 3.2)
Double glazed window to the rear aspect.
Spacious walk-in-wardrobe

Bedroom Two 8'9" x 8'9" (2.69 x 2.67)
Double glazed window to the front aspect.
Integrated wardrobes with sliding doors.

Shower Room 8'0" x 8'6" (2.45 x 2.60)
Double glazed, frosted window to the side aspect.
A white suite comprising of a low level WC, wash hand basin inset into a vanity unit and a glass shower cubicle.
Stainless steel heated towel rail.
Fully tiled.
Vinyl flooring.

Bedroom Three 10'11" x 6'6" (3.35 x 2.0)
Double glazed window to the rear aspect.
Integrated storage cupboard

Detached Garage
Brick built with an up and over door.

External
To the front of the property is an extensive lawn, bordered by a selection of mature shrubs and plants, and a paved driveway providing off street parking for several cars and access to the garage,

The well presented and enclosed rear garden is mainly laid to lawn.

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.

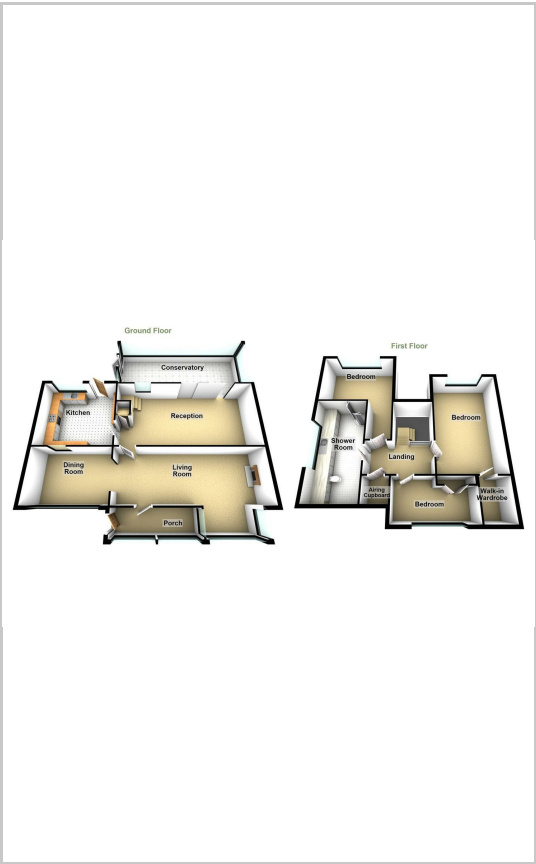
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

