



Inglebys

Estate Agents



34 Ruby Street

Saltburn-By-The-Sea, TS12 1EG

Offers Around £299,000



A beautifully presented three-bedroom terraced home on Ruby Street, offering stylish interiors, generous living space, and character features throughout.



This well-maintained three-bedroom terraced property on Ruby Street combines classic charm with modern practicality, making it an ideal home for families, first-time buyers, or those looking to upsize.

The property welcomes you with a bright and inviting living room, enhanced by a log burner that creates a cosy focal point while still allowing plenty of natural light to flow through the space. To the rear, the kitchen is both functional and full of character, featuring a space for a Range cooker within the chimney breast, alongside ample workspace and storage.

Beyond the kitchen, the home continues to impress with a separate dining area and an additional utility room, offering flexibility for everyday living. A convenient ground floor W/C adds to the practicality.

Upstairs, a split-level landing leads to three well-proportioned bedrooms, each offering comfortable and versatile accommodation. The spacious family bathroom is also located on this level, providing a bright and relaxing space.

Externally, the property benefits from an enclosed rear yard with gated access to the alley, as well as an additional storage room accessed from the utility.

Overall, this is a fantastic opportunity to secure a spacious and stylish home in a popular residential location, ready to move straight into.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-B.

EPC Rating: Awaiting Certificate.

Entrance Vestibule 5'3" x 3'0" (1.62m x 0.92m)
Composite UPVC door to the front aspect. Wooden glazed door opens to the Hall.

Hall 28'4" x 6'6" (max) (8.65m x 2.00m (max))
Laminate flooring. Stairs leading to the first floor. Access to Living Room, Kitchen, Utility & Ground-Floor W/C.

Living Room 14'0" x 14'0" (4.29m x 4.29m)
UPVC double glazed bay window to the front aspect. Laminate flooring. Log-burning stove in the chimney breast. Coving. Radiator.

Kitchen 13'10" x 11'2" (4.23m x 3.41m)
A range of wall, base & drawer units. Laminate worktops and matching upstands incorporating white enamel 1 1/2 bowl sink with single drainer & mixer tap. Flavel cooker within the chimney breast. Tiled floor. UPVC double glazed window to the rear aspect.

Utility Area 12'5" x 6'10" (3.79m x 2.10m)
Tiled floor. Laminate worktops incorporating composite black sink with single drainer & mixer tap. Wall-mounted combi-boiler. Plumbing for washing machine & space for tumble dryer. UPVC double glazed window to the side aspect. Open archway to the Dining Area.

Dining Area 7'9" x 6'10" (2.37m x 2.10m)
Flooring continues from the Utility Area. Access to spacious store room. UPVC double glazed window to the side aspect and door opening to the yard.

Ground-Floor W/C 5'7" x 2'5" (1.72m x 0.74m)
Low-level W/C. Hand basin.

First Floor

Split-Level Landing
Carpeted. Access to the Bathroom and all 3 Bedrooms.

Bedroom One 14'0" x 11'2" (4.28m x 3.41m)
UPVC double glazed window to the rear aspect. Double storage cupboards in the chimney alcoves. Laminate flooring. Radiator.

Bedroom Two 14'2" x 10'2" (4.32m x 3.12m)
UPVC double glazed window to the front aspect. Laminate flooring. Radiator.

Bedroom Three 10'4" x 6'10" (3.16m x 2.10m)
UPVC double glazed window to the front aspect. Laminate flooring. Radiator.

Bathroom 12'5" x 7'1" (3.81m x 2.17m)
Walk-in corner shower cubicle. Panel bath. Hand basin. Low-level W/C. Laminate flooring. PVC Cladded walls & ceiling. 2x UPVC double glazed windows to the side aspect.

External

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.

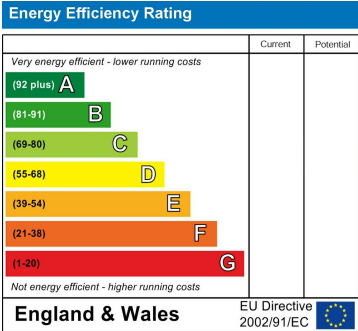
Area Map



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