



# Inglebys

Estate Agents



## 1 Annan Gardens

Saltburn-By-The-Sea, TS12 1PR

**£327,500**



Tucked away in a quiet cul-de-sac, just moments from the heart of Saltburn, this beautifully presented 3-bedroom townhouse offers stylish, spacious living across three floors with a stunning rear family extension.



Situated within the highly sought-after Annan Gardens, this impressive three-bedroom semi-detached townhouse combines modern design with practical family living in a peaceful residential setting.

The ground floor welcomes you with a comfortable living room to the front, while the standout feature lies to the rear, a superb extended family room with Velux skylight windows and electric blinds, flooding the space with natural light and creating the perfect hub for everyday living and entertaining. This sociable space flows seamlessly into the fitted kitchen and opens onto the rear garden, while a convenient ground-floor W/C completes the layout.

To the first floor are two well-proportioned bedrooms alongside a stylish family bathroom finished to a high standard. The entire top floor is dedicated to the impressive master suite, boasting an en-suite shower room and a walk-in wardrobe, offering a private retreat away from the rest of the home.

Externally, the property continues to impress with a parking space to the front and an enclosed, low-maintenance paved garden to the rear, ideal for relaxing or hosting. Beyond the garden sits a driveway and single garage with an electric roller shutter door, providing secure parking and storage.

Perfectly positioned for lifestyle and convenience, the home is only a short stroll into the vibrant town centre and within easy reach of scenic walks through Saltburn Woods leading to the Valley Gardens and the ever-popular Saltburn Beach. Excellent transport links, shops and leisure facilities are also close at hand, making this an ideal home for families and professionals alike.

Tenure: Freehold.

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

EPC Rating: C Rating

**Entrance Vestibule**

Composite UPVC double glazed door to the front elevation. Laminate flooring. Stairs leading to the first floor.

**Living Room 20'6" x 10'2" (6.26m x 3.10m)**

3x UPVC double glazed windows to the front aspect. Radiator. Laminate flooring. Under-stairs storage cupboard. Open access to the Family Area.

**Family Area 16'2" x 15'5" (4.95m x 4.70m)**

A beautiful extended family area flooded with natural lighting via the Velux skylights and floor-to-ceiling windows & French doors opening to the Rear Garden. Laminate flooring. Wooden shutter fitted blinds. 2x Vertical radiators. Open access to the Kitchen.

**Kitchen 14'3" x 7'8" (4.35m x 2.34m)**

A range of wall, base & drawer units. Slimline worktops incorporating sink with single drainer & mixer tap. Recently fitted (2024) combi-boiler. Integrated dishwasher, washing machine, fridge, freezer, eye-level double oven & microwave, and induction hob with extractor hood. Plinth lighting. UPVC double glazed window to the rear aspect. Radiator. Laminate flooring. Access to Ground-Floor W/C.

**Ground-Floor W/C 4'3" x 2'10" (1.32m x 0.87m)**

Low-level W/C. Hand basin. Part-tiled walls. Radiator. Laminate flooring.

**First Floor**

**Landing**

Carpeted. Storage cupboard. UPVC double glazed window to the front aspect.

**Bedroom Two 11'0" x 8'2" (3.37m x 2.51m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Bedroom Three 8'2" x 6'3" (2.51m x 1.93m)**

Fitted double wardrobes. Carpeted. UPVC double glazed window to the front aspect. Radiator.

**Family Bathroom 7'4" x 6'3" (2.24m x 1.91m)**

Stylish bathroom with panel bath, integrated handheld shower & electronic tap switch. Vanity unit with low-level W/C & hand basin. Tiled walls & floor. UPVC double glazed frosted window to the rear aspect. Composite black vertical radiator.

**Second Floor**

**Master Suite 12'9" x 11'3" (3.91m x 3.45m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator. Walk-in wardrobe. Access to the En-Suite.

**Master En-Suite 7'4" x 6'3" (2.26m x 1.92m)**

Tiled walls & floor. Walk-in shower cubicle. Pedestal hand basin. Low-level W/C. Velux window to the rear aspect. Chrome heated towel rail.

**External**

**Front Elevation**

Parking space for 1x car.

**Rear Elevation**

Enclosed paved garden area with raised decked outdoor seating space, and secure gated access to the driveway and single garage with electric roller door.

**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.

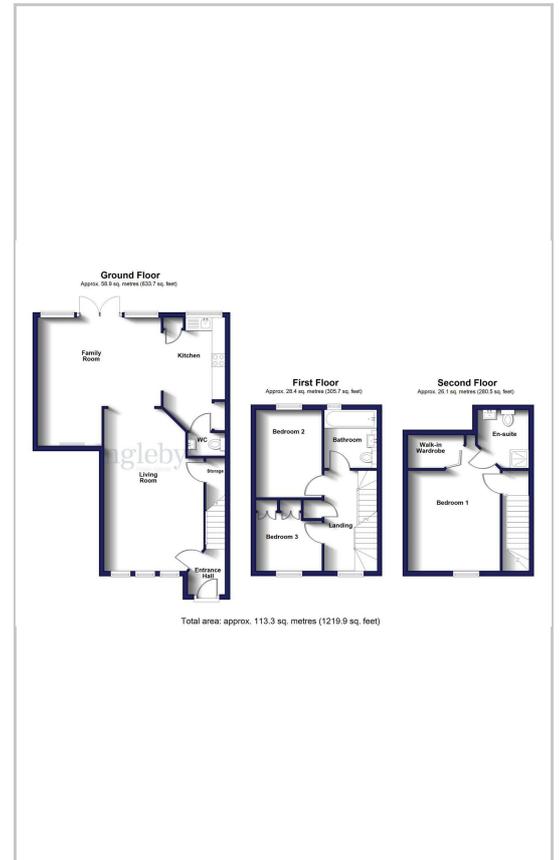
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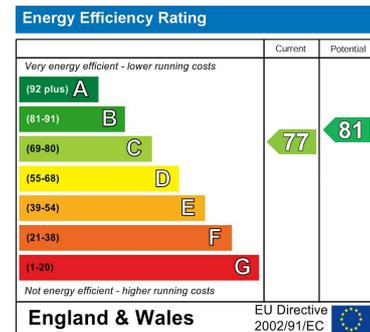
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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