Inglebys
Estate Agents

31 Montrose Street

Saltburn-by-the-sea, TS12 1LH

Price Guide £235,000

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This property offers gas central heating and modern UPVC double glazing. Separate living room as well as open plan Dining, Breakfast and Kitchen area in addition to convenient downstairs wet room.

Property Reference: SB933A.

Tenure Details: N/A

Tenure Restrictions: N/A

Council Tax Band: Band B.

EPC Rating: D.

Property Details:

Entrance Porch
Tiled flooring, composite front door, fuse board, electric meter.

Hallway 10'2" x 3'2" (3.12m x 0.97m)
Laminate flooring, radiator, central heating thermostat, stairs leading to first floor, original Victorian corbel arches.

Lounge 11'1" x 10'11" (3.39m x 3.35m)
Original wooden flooring, radiator, UPVC double glazed bay window, cast iron fireplace + surround (in working order), virgin point.

Dining Room 11'6" x 11'4" (3.52m x 3.46m)
Wooden floor boards, under stairs cupboard housing gas meter, radiator, leading through to breakfast room and kitchen.

Breakfast Room 8'5" x 5'10" (2.57m x 1.78m)
Laminate flooring, radiator, UPVC double glazed French doors and roof window, leading through to kitchen

Kitchen 10'7" x 7'11" (3.24m x 2.42m)
Laminate flooring, gas range with electric oven, composite 1 + half sink and drainer, extractor hood, range of wall base and drawer units, integrated slimline dishwasher, fridge freezer.

Utility Area 2'11" x 7'10" (0.89m x 2.40m)
Laminate Flooring, Combi boiler, washing machine, space for tumble dryer.

Downstairs Shower Room/ Wet room 7'1" x 4'7" (2.16m x 1.40m)
Tilled flooring, toilet, wash hand basin, UPVC double glazed window, chrome towel radiator, extractor fan

First Floor

Landing 11'11" x 5'7" (3.65m x 1.71m)
Carpeted, radiator, skylight, loft hatch.

Bedroom 3 7'1" x 8'3" (2.16m x 2.52m)
Laminate flooring, radiator, UPVC double glazed window to the rear aspect.

Bathroom 6'10" x 5'4" (2.10m x 1.64m)
Tiled flooring, radiator, pedestal wash hand basin, toilet, UPVC double glazing.

Bedroom 2 11'6" x 8'10" (3.51m x 2.71m)
Carpeted, radiator, UPVC double glazed window to the rear aspect.

Bedroom 1 11'1" x 14'9" (3.38m x 4.50m)
Laminate flooring, radiator, UPVC double glazed bay window, virgin point, phone point.

Externally
Section of front garden.
Rear Yard with gate to alley and outdoor storage cupboard.

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.

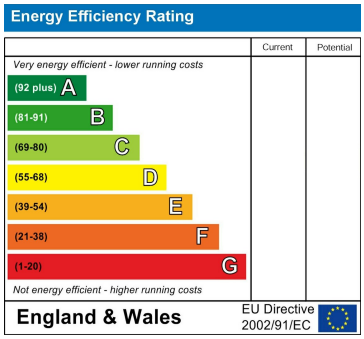
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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



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