



Inglebys

Estate Agents



38 The Fairway

Saltburn-By-The-Sea, TS12 1NQ

£300,000



With open views to the rear, overlooking Saltburn's Golf Course, a superb 4-bedroom detached residence situated within one of Saltburn's highly sought after locations. With ample off-street parking, front & rear gardens, and close to all leisure facilities, amenities & transport links, a beautiful family home.



Tenure Details: Freehold

Council Tax Band: D.

EPC: Awaiting New Certificate.

Hallway

Laminate flooring, radiator, stairs leading to first floor, under stairs cupboard housing electric meter & fuse board, UPVC double glazed window.

Living Room 15'1" x 12'11" (4.61m x 3.95m)

Large UPVC double glazed window to the front aspect. Electric fire within feature fire surround. Carpeted. Radiator. Sliding glazed doors open to the Dining Room.

Dining Room 12'2" x 11'10" (3.73m x 3.63m)

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

Kitchen 12'4" x 7'11" (3.76m x 2.43m)

A range of wall, base & drawer units. Laminate worktops incorporating composite sink with single drainer & mixer tap. Plumbing for washing machine & slimline dishwasher. Space for freestanding electric cooker. Tiled splash-backs. Extractor hood. Space for freestanding fridge / freezer. UPVC double glazed window to the side aspect. UPVC double glazed door & window to the rear aspect, leading to the Rear Garden.

Downstairs W/C 4'6" x 3'9" (1.38 x 1.15)

Karndean flooring, vanity unit housing wash hand basin & toilet, UPVC double glazed window.

First Floor

Bedroom One 14'2" x 10'7" (4.32m x 3.23m)

UPVC double glazed window. Carpeted. Radiator.

Bedroom Two 10'6" x 10'4" (3.22m x 3.17m)

UPVC double glazed window. Fitted wardrobes. Radiator. Carpeted.

Bedroom Three 9'3" x 7'0" (2.84m x 2.14m)

UPVC double glazed window. Fitted wardrobes. Radiator. Carpeted.

Bedroom Four 10'6" x 9'3" (3.22m x 2.84m)

UPVC double glazed window. Carpeted. Radiator. Storage cupboard.

Bathroom 6'4" x 6'2" (1.95m x 1.89m)

UPVC double glazed window. Walk-in corner shower cubicle. Low-level W/C & hand basin within the vanity unit. Chrome heated towel rail. Tiled floor & tiled walls.

Garden Room

UPVC double glazed windows to the side & rear aspects with additional skylight. Carpeted. LED downlighting.

External

Front Elevation

A large paved driveway providing off-street parking for multiple cars, with additional carport & single detached garage with 'Up & Over' door. Garden area laid to lawn with rockery & flowerbeds.

Rear Elevation

A fabulous enclosed garden area with views over Saltburn's Golf Course. Laid mainly to lawn with additional patio & seating areas, established borders, flowerbeds & trees.

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.

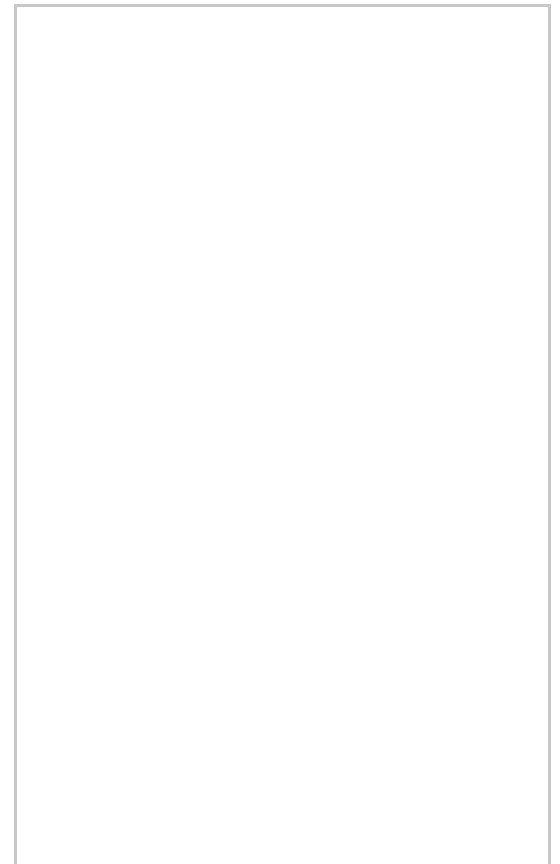
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC