



# Inglebys

Estate Agents



## 36 Marton Gill

Saltburn-By-The-Sea, TS12 1QU

**£265,000**



Rarely available to purchase, with a fabulous enclosed rear garden, off-street parking for multiple cars, and situated within one of Saltburn's most popular locations, a beautifully presented 2 / 3-bedroom semi-detached Bungalow.



Tenure Details: Freehold

Council Tax Band: C.

EPC: D Rating

**Entrance Porch 6'3" x 6'2" (1.93m x 1.88m)**

UPVC double glazed windows to the side & rear aspects. Composite UPVC double glazed door to the front elevation. Carpeted.

**Hall 11'1" x 12'7" (max) (3.39m x 3.84m (max))**

Storage cupboard. Radiator. Laminate flooring. UPVC double glazed door & window to the front aspect. Loft hatch leading to boarded loft with retractable ladder.

**Living Room 14'10" x 11'10" (4.54m x 3.62m)**

Carpeted. UPVC double glazed window to the front aspect. Electric fire in a feature fire surround. Carpeted. Radiator.

**Kitchen 11'3" x 10'10" (3.45m x 3.31m)**

A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap Integrated dishwasher & plumbing for washing machine. Freestanding electric cooker. Extractor hood. Tiled splashbacks. Vinyl Herringbone effect flooring. UPVC double glazed window & door to the rear aspect, leading to the garden. Access to the Dining Room / Bedroom Three.

**Dining Room / Bedroom Three 11'10" x 11'6" (3.63m x 3.51m)**

Currently used as a Dining Room, with the potential to be a third double bedroom if required. Laminate flooring. UPVC double glazed window to the rear aspect overlooking the garden. Radiator.

**Bedroom One 12'4" x 10'9" (3.78m x 3.29m)**

Fitted wardrobes. UPVC double glazed window to the rear aspect overlooking the garden. Carpeted. Radiator. Access to the En-Suite Wet Room.

**En-Suite / Wet Room 7'4" x 5'1" (2.26m x 1.55m)**

Tiled flooring. UPVC cladding to the walls & ceiling. Electric shower. Extractor fan. UPVC double glazed window to the rear aspect. Radiator.

**Bedroom Two 9'10" x 8'7" (3.02m x 2.62m)**

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

**Bathroom 6'4" x 6'4" (1.94m x 1.94m)**

Panel bath with shower attachment. Low-level W/C. Pedestal hand basin. Part-tiled walls. Laminate flooring. UPVC double glazed window to the front aspect. Radiator.

**Loft 30'6" x 17'7" (9.32m x 5.36m)**

Fully boarded providing ample storage. Accessed via retractable ladder from the Hall.

**External**

**Front Elevation**

A paved patio & seating area with flowerbeds & rockery. Concrete driveway leading to single detached garage with roller shutter door, providing ample off-street parking. Gated access to the Rear Elevation.

**Rear Elevation**

A beautiful enclosed garden area, laid to lawn with flowerbeds & hedgerow around the perimeter. Garden shed & summerhouse. Additional paved patio areas provide ample outdoor seating spaces, perfect for entertaining.

**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.

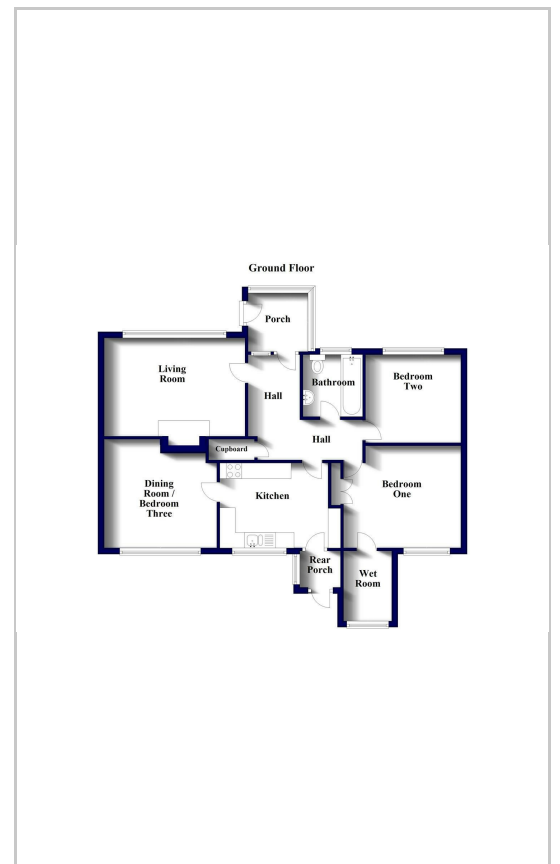
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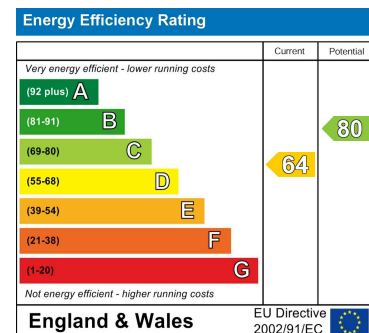
## Area Map



## Floor Plans



## Energy Efficiency Graph



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