



# Inglebys

Estate Agents



## Beachcomber House Garnet Street

Saltburn, TS12 1EQ

**£295,000**



Situated in the Heart of Saltburn's Town Centre, a truly beautiful 4-bedroom Victorian Terraced residence. With tasteful upgrades & décor throughout the property, an exceptional family home.



Tenure Details: Freehold

Council Tax Band: Band B.

EPC Rating: D-Rating.

**Entrance Vestibule 4'10" x 4'3" (1.49m x 1.30m)**

Wooden glazed door to the front elevation with decorative stained glass above. Victorian-style tiled floor. Access to the Hall.

**Hall 22'5" x 6'5" (6.84m x 1.96m)**

Wooden glazed door with feature stained glass artwork to the side panels & above. Coving. Composite vertical radiator. Harvey Maria reclaimed Pine LVT flooring. Stairs leading to the first floor. Original Victorian corbel arches. Under-stairs storage cupboard. Access to Ground-Floor W/C, Living Room, Formal Dining Room & Kitchen.

**Living Room 13'5" x 13'4" (4.10m x 4.08m)**

Large wooden double glazed sash bay window to the front aspect with fitted Plantation wooden shutters. Coving & picture rail. Featuring oak period fire surround with marble backplate & hearth. Tasteful décor with feature wallpaper. Carpeted. Composite vertical radiator.

**Garden Room 13'5" x 13'5" (4.10m x 4.09m)**

Original exposed floorboards. Feature art décor marble fire surround with decorative cast-iron insert. Coving & picture rail. Composite vertical radiator. UPVC double glazed French doors, with wooden blinds, open to the rear courtyard.

**Kitchen & Dining Area 29'3" x 9'2" (8.92m x 2.81m)**

UPVC double glazed bay window to the side aspect. Space for dining table. LVT flooring. A range of wall, base & drawer units. Granite Quartz worktops with breakfast bar, incorporating Rangemaster ceramic white sink with single drainer & chrome mixer tap. 2x integrated Bosch electric ovens with separate 5-ring AEG gas hob & integrated AEG microwave. Designer Elica glass extractor hood. Integrated dishwasher & washing machine. Feature tiled splash-back. Tiled walls. UPVC double glazed window to the side aspect with wooden blinds. UPVC double glazed door opening to the rear courtyard. 2x Composite vertical radiators.

**Ground-Floor W/C 4'11" x 2'7" (1.50m x 0.80m)**

LVT Flooring. Low-level W/C. Hand basin. Extractor fan.

**First Floor**

**Landing 25'9" x 6'5" (7.85m x 1.96m)**

Skylight. Loft hatch leading to part-boarded loft. Carpeted. Composite radiator.

**Bedroom One 13'5" x 12'11" (4.09m x 3.94m)**

Wooden double glazed bay window to the front aspect with sea views & fitted Plantation wooden shutters. Fitted sliding mirrored wardrobes. Carpeted. Composite vertical radiator. Coving & picture rail.

**Bedroom Two 13'6" x 13'5" (4.12m x 4.10m)**

UPVC double glazed window to the rear aspect with fitted wooden blinds. Radiator. Carpeted.

**Bedroom Three 13'7" x 9'6" (4.15m x 2.9m)**

Wooden double glazed window with fitted Plantation wooden shutters to the front aspect. Carpeted. Composite vertical radiator.

**Bedroom Four 9'8" x 9'3" (2.95m x 2.82m)**

UPVC double glazed window to the side aspect with fitted wooden blinds. Carpeted. Radiator. Loft hatch leading to eaves storage with retractable loft ladder. Useful generous-size storage cupboard.

**Family Bathroom 9'1" x 6'2" (2.78m x 1.89m)**

Panel bath with shower attachment. Walk-in shower cubicle with thermostatic shower. Hand basin. Tiled walls & floor. UPVC double glazed window to the side aspect with fitted wooden blinds. Chrome heated towel rail.

**Separate W/C 4'2" x 3'6" (1.28m x 1.08m)**

Low-level W/C. Hand basin. Carpeted. UPVC double glazed window to the side aspect with fitted wooden blinds.

**External**

**Rear Elevation**

Enclosed, private courtyard with ample outdoor seating space. Outside tap. Shed. Wooden bin store with succulent planter top. 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.

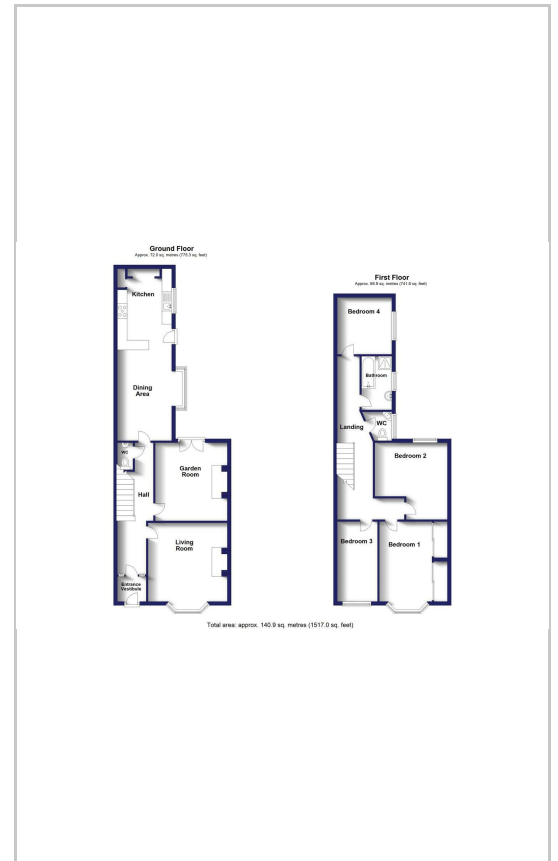
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's 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

## Area Map



## Floor Plans



## Energy Efficiency Graph

