



Inglebys

Estate Agents



44 Queensway

Saltburn-By-The-Sea, TS12 1NP

£140,000



Offered at a hugely discounted Fixed Price of £140,000 due to Positive Shale Report, available with no onward chain. An ideal investment opportunity for the right buyer. Shale Report and Remedial Quote Available,



Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: C Rating

Entrance Hall 14'6" x 5'7" (4.43m x 1.72m)

Living Room 18'7" x 10'7" (5.67m x 3.25m)

UPVC double glazed window to the front aspect & French doors to the rear elevation. Gas fire. Laminate flooring.

Kitchen 14'1" x 12'8" (4.31m x 3.88m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Plumbing for washing machine. Integrated dishwasher. 2x UPVC double glazed windows & UPVC double glazed door to the rear elevation. Radiator.

First Floor

Landing

UPVC double glazed window.

Bedroom One 12'5" x 9'9" (3.81m x 2.98m)

2x UPVC double glazed windows. Radiator.

Bedroom Two 10'6" x 10'0" (3.22m x 3.05m)

UPVC double glazed window. Fitted wardrobe. Radiator.

Bedroom Three 8'6" x 7'8" (2.61m x 2.35m)

UPVC double glazed window. Radiator.

Bathroom 8'3" x 5'5" (2.54m x 1.66m)

Tiled walls. Panel bath with mixer shower above. Glazed shower screen. Low-level W/C. Pedestal hand basin.

External

Front Elevation

Enclosed patio area. Off-street parking for 1x car. Gated access to the rear elevation.

Rear Elevation

A large enclosed, south-facing garden area, laid to lawn with established borders. Additional paved patio providing ample outdoor space.

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.

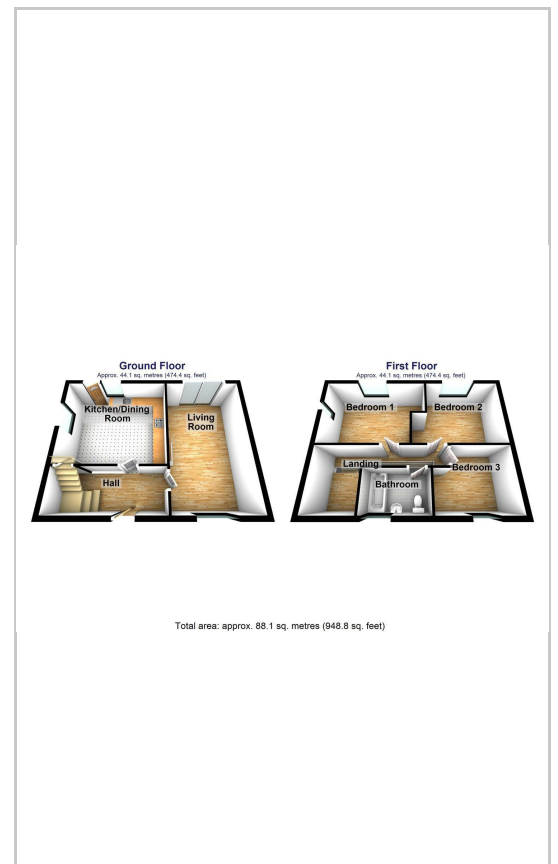
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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Area Map



Floor Plans



Energy Efficiency Graph

