



# Inglebys

Estate Agents



## 14 Beechwood Avenue

Saltburn-By-The-Sea, TS12 1HZ

**£325,000**



Situated in a peaceful, residential location, a spacious 3-bedroom detached bungalow boasting front & rear gardens and ample off-street parking.



Tenure Details: Freehold.

Council Tax Band: Band-D.

EPC Rating: D Rating

**Entrance 4'10" x 3'1" (1.48m x 0.94m)**

UPVC double glazed door to the front elevation. Carpeted.

**Hall 15'7" x 4'10" (max) (4.75m x 1.48m (max))**

Carpeted. Radiator. Loft hatch.

**Living Room 16'11" x 13'10" (5.18m x 4.23m)**

Gas fire in a feature wooden fire surround. Carpeted. Radiator. UPVC double glazed window to the side aspect. Aluminium sliding doors to the rear garden.

**Kitchen 13'0" x 8'3" (3.97m x 2.53m)**

UPVC double glazed windows to the side & rear aspects. A range of wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Plumbing for washing machine. Space for freestanding electric cooker. Extractor hood. Integrated fridge. Tiled splash-backs. Vinyl flooring. Radiator.

**W/C 5'4" x 2'10" (1.63m x 0.88m)**

Low-level W/C. Hand basin. UPVC double glazed window. Carpeted.

**Bathroom 7'11" x 5'5" (2.43m x 1.67m)**

Corner shower cubicle with electric shower. Hand basin in the vanity unit. Chrome heated towel rail. Tiled walls. UPVC double glazed window. Extractor fan.

**Bedroom One 13'11" x 9'10" (4.26m x 3.01m)**

Fitted wardrobes, desk & drawers. Carpeted. UPVC double glazed window. Radiator.

**Bedroom Two 12'11" x 9'4" (3.96m x 2.87m)**

UPVC double glazed window. Radiator. Carpeted.

**Bedroom Three 10'7" x 6'10" (3.23m x 2.09m)**

UPVC double glazed window. Carpeted. Radiator.

**External**

**Front Elevation**

Low-maintenance enclosed garden space with additional block-paved double driveway leading to single attached garage with 'Up & Over' door. Gated access to the side & rear elevations.

**Side Elevation**

Paved patio with flowerbeds & established borders.

**Rear Elevation**

A beautiful enclosed garden laid to lawn with established borders.

**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.

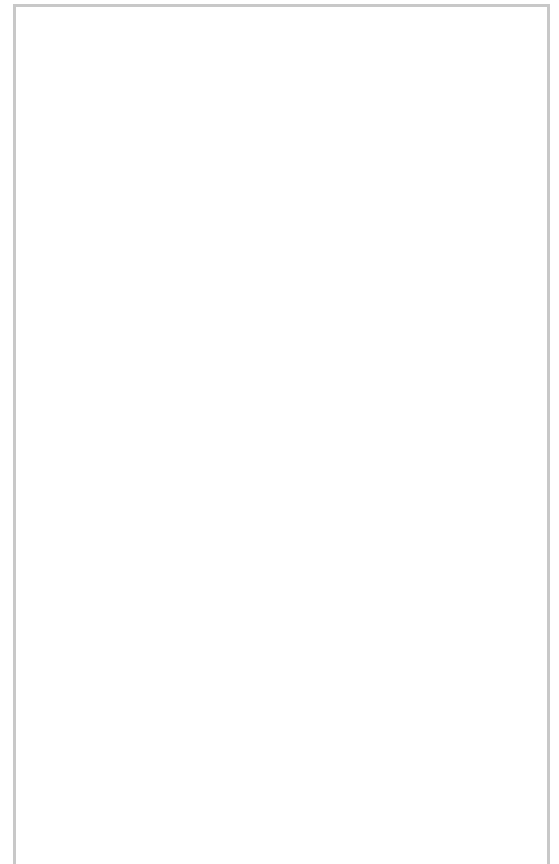
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

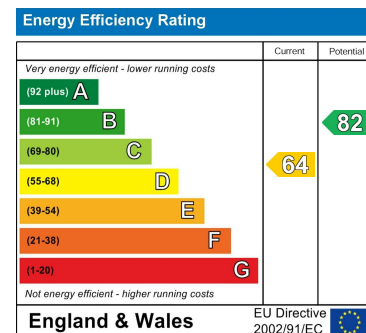
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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