



Inglebys

Estate Agents



75 Wilton Bank

Saltburn-By-The-Sea, TS12 1NS

Offers Around £225,000



A very well maintained 3 Bedroom semi-detached residence, in an elevated plot with sea and coastal views. A perfect family home. Available with Immediate Vacant Possession. Early viewing is advised.



Never before available on the open market, having been bought off plan by the current owners. This three bedroom semi-detached residence has been meticulously maintained as a much loved family home. Occupying an Elevated Position which affords stunning Sea and Coastal Views, and situated in a generous plot, with private enclosed South Facing rear garden, early viewing is advised.

Tenure Details: Freehold

Council Tax Band: Band C.

EPC Rating: D Rating

Entrance Hall 11'10" x 5'11" (3.62 x 1.82)

uPVC door with glazed panels to either side, radiator, storage cupboard, understairs storage.

Lounge 24'5" x 14'10" reducing to 6'9" (7.45m x 4.54m reducing to 2.07m)

uPVC window to the front aspect, uPVC sliding patio doors to the rear, radiator. Back boiler fire in Feature surround (recently serviced)

Kitchen 11'6" x 8'7" (3.52m x 2.63m)

Range of wall, base and drawer units, stainless steel sink and a half with mixer tap, Bosch eye level double oven, gas hob, extractor fan, fridge freezer, washing machine, uPVC window overlooking the rear garden, uPVC door, radiator

First Floor

Landing

uPVC window to the side aspect, cupboard housing water tank. Loft hatch giving access to the fully insulated loft.

Bathroom 5'5" x 5'5" (1.67m x 1.66m)

Panel Bath with shower over, pedestal wash hand basin, uPVC window, radiator

W.C 5'6" x 2'7" (1.68m x 0.81)

uPVC window, low level w.c

Principal Bedroom 12'5" x 11'9" (3.8m x 3.6m)

uPVC window, radiator, fitted wardrobes, wall lights

Bedroom Two 11'3" x 8'8" (3.43 x 2.65)

uPVC window, radiator, wardrobes, eves storage

Bedroom Three 9'1" x 8'7" (2.78m x 2.64m)

uPVC window, small wardrobe, eves storage, radiator

Externally

Block paved driveway, established Front Garden, laid to lawn with established borders, Bird bath, dusk to dawn lights to front & side elevation.

Private Enclosed South Facing Rear garden with block paved patio, lawn, and established borders. Security light, garden bench & green house.

Integral Garage with up and over door, electric, work bench and a selection of base units.

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.

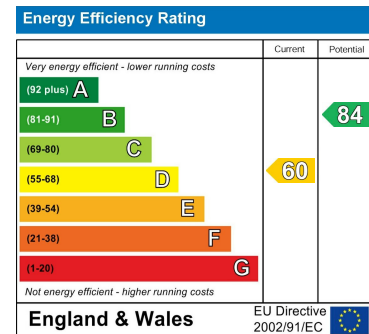
Area Map



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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