



Inglebys

Estate Agents



75 Irvin Avenue

Saltburn-By-The-Sea, TS12 1QP

£199,950



Boasting front & rear gardens, off-street parking and spacious living accommodation, a well-presented 3-bedroom semi-detached residence located close to Saltburn's Town Centre, amenities & transport links.



Tenure: Freehold.

Council Tax Band: Band-B

EPC Rating:

Entrance Hall 14'0" x 5'9" (4.27m x 1.77m)

Composite UPVC door to the front elevation. Laminate flooring. Stairs leading to the first floor.

Living Room 18'6" x 10'7" (5.64m x 3.24m)

Log-burning stove. Dual-aspect with UPVC double glazed windows to the front & rear aspects. Laminate flooring. Radiator.

Kitchen & Dining Area 14'0" x 12'7" (4.29m x 3.85m)

A range of wall, base & drawer units. Laminate worktops incorporating composite white sink with single drainer & mixer tap. Space for freestanding cooker. Extractor hood. Tiled splash-backs. UPVC double glazed window to the rear aspect & door opening to the rear garden. 3x storage cupboards. Laminate flooring Radiator.

First Floor

Landing

UPVC double glazed window to the side aspect. Carpeted.

Bedroom One 12'5" x 9'9" (3.80m x 2.99m)

UPVC double glazed windows to the side & rear aspects. Carpeted. Radiator. Fitted wardrobes.

Bedroom Two 10'7" x 9'9" (3.25m x 2.99m)

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

Bedroom Three 10'7" x 8'5" (max) (3.23m x 2.58m (max))

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

Bathroom 8'5" x 5'5" (2.58m x 1.67m)

3x UPVC double glazed windows to the front aspect. Panel bath with thermostatic shower above. Glazed shower screen. Low-level W/C. Pedestal hand basin. Vinyl flooring. Chrome heated towel rail.

External

Front Elevation

Double driveway leading to single garage with 'Up & Over' door. Enclosed garden area laid to lawn.

Rear Elevation

Enclosed garden area laid to lawn with a variety of mature shrubs & trees. Paved patio / seating areas. Outhouse storage.

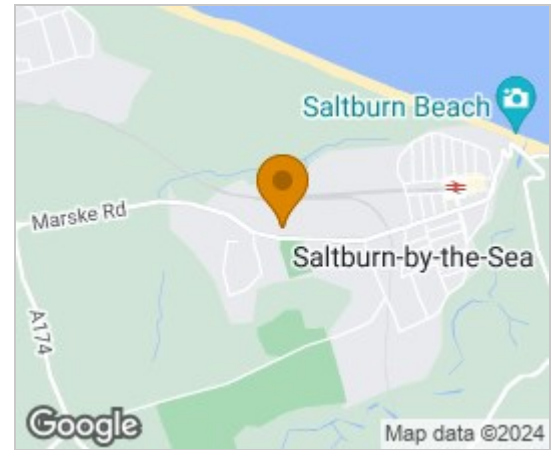
Disclaimer

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.

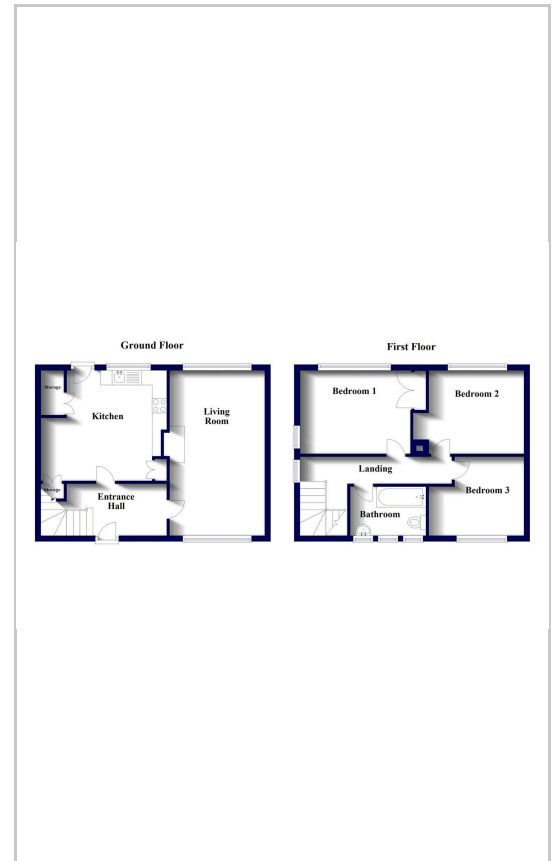
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

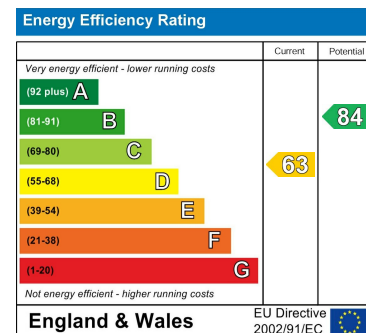
Area Map



Floor Plans



Energy Efficiency Graph



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