



12 Annan Gardens

Saltburn-By-The-Sea, TS12 1PR

£1,350 Per Calendar Month



Rarely available to rent, a truly stunning 3-bedroom detached family home boasting enclosed garden & ample off-street parking via driveway & double garage.



Council Tax Band: Band D.

EPC Rating: B-Rating.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Hall 11'1" x 4'7" (3.39m x 1.41m)

Composite UPVC double glazed door to the front aspect. Tiled floor. Radiator. Storage cupboard. Stairs leading to the first floor. Access to Ground-Floor W/C.

Ground-Floor W/C 4'9" x 3'1" (1.47m x 0.94m)

Low-level W/C. Pedestal hand basin. Tiled floor continues from the Hall. Radiator. UPVC double glazed windows to the front aspect.

Living Room 14'6" x 10'10" (4.43m x 3.31m)

Carpeted. Wall-mounted electric fire. 3x UPVC double glazed windows to the front aspect. French doors open to the Dining Room.

Dining Room 10'10" x 10'3" (3.31m x 3.14m)

Tiled flooring. UPVC double glazed French doors & side panels to the rear aspect, opening to the garden. Radiator. Open access to the Kitchen.

Kitchen 10'1" x 8'1" (3.09m x 2.48m)

A range of wall, base & drawer units. Laminate wood-effect worktops with matching upstands, incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Integrated fridge, freezer, dishwasher & washing machine. UPVC double glazed window to the rear aspect. Radiator. Tiled flooring.

First Floor

Landing

Carpeted. Loft hatch. Storage cupboard. UPVC double glazed window to the side aspect.

Bedroom One 10'2" x 8'9" (3.10m x 2.67m)

Fitted wardrobes. UPVC double glazed window to the rear aspect. Radiator. Carpeted. Access to En-Suite.

Bedroom One En-Suite

Walk-in double shower cubicle. Low-level W/C. Pedestal hand basin. Chrome heated towel rail. Tiled floor & part-tiled walls. Extractor fan.

Bedroom Two 10'2" x 8'5" (3.10m x 2.57m)

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

Bedroom Three 8'6" x 7'1" (2.61m x 2.16m)

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

Bathroom 7'9" x 4'9" (2.37m x 1.46m)

Panel bath. Low-level W/C. Pedestal hand basin. Tiled floor & part-tiled walls. Radiator. UPVC double glazed window to the front aspect.

External

Front Elevation

Garden area laid to lawn.

Side Elevation

Driveway leads to a double garage with 2x 'Up & Over' doors providing ample secure off-street parking. Gated access to the Rear Elevation.

Rear Elevation

Paved patio & outdoor seating area. Garden with artificial grass and established borders featuring a variety of mature trees & greenery.

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.

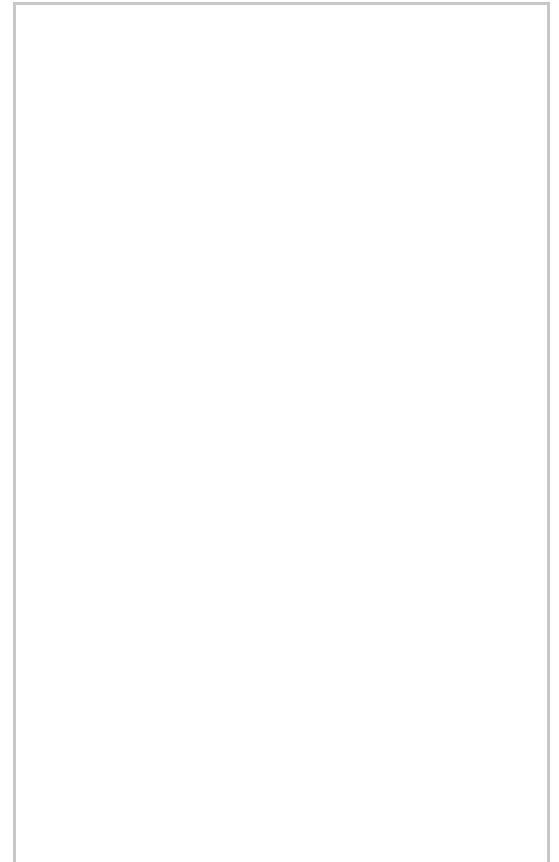
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Area Map



Floor Plans



Energy Efficiency Graph

