



Inglebys

Estate Agents



108 The Fairway

Saltburn-By-The-Sea, TS12 1NG

£265,000



Due to High Levels of Interest, Viewings are Now Suspended Situated in a highly sought after location, a 2-bedroom semi-detached bungalow complete with front & rear gardens and off-street parking via large driveway & garage.



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Tucked away in one of Saltburn's most highly sought after locations, this superb turnkey 2-bedroom semi-detached bungalow boasts front & rear gardens & ample off-street parking via large driveway & garage. With the peace of mind of a negative shale test already acquired by the current owners, 108 The Fairway is available for sale with no onward chain, and with the option to be sold with or without the furniture inside including all carpets, curtains & blinds.

Tenure Details: Freehold.

Council Tax Band: Band-D.

EPC Rating: Awaiting New Certificate.

Entrance Hall 13'7" x 10'5" (max) (4.15m x 3.19m (max))

L-Shaped Entrance Hall. UPVC double glazed door & window to the side elevation. Carpeted. Radiator. Loft hatch with retractable ladder leading to fully boarded loft.

Living Room 14'7" x 13'2" (4.46m x 4.02m)

Large UPVC double glazed bow window to the front aspect allowing plenty of natural light. Carpeted. Radiator.

Bedroom One 13'2" x 9'11" (4.02m x 3.04m)

3x Double fitted wardrobes. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Two 10'11" x 10'5" (3.33m x 3.19m)

3x Double fitted wardrobes. UPVC double glazed window to the front aspect. Radiator. Carpeted.

Shower Room 7'3" x 7'3" (max) (2.23m x 2.22m (max))

Walk-in double shower cubicle. Storage cupboard. Low-level W/C & hand basin in the vanity unit. Tiled walls. LED downlighting. UPVC double glazed window to the side aspect. Chrome towel radiator.

Dining Room 12'0" x 9'10" (3.66m x 3.02m)

UPVC double glazed window to the side aspect. Carpeted. Radiator. Aluminium glazed sliding doors open to the Kitchen.

Kitchen 12'0" x 10'8" (3.66m x 3.26m)

A bright & airy Kitchen space comprising of a range of wall, base & drawer units. UPVC double glazed windows to the side & rear aspects. Laminate worktops incorporating stainless steel sink with twin drainers & mixer tap. Integrated electric oven & gas hob. Extractor hood. Integrated dishwasher & microwave. Space for freestanding fridge / freezer. Tiled splash-backs. LED downlighting. Courtesy door to the Garage & Utility Area.

Garage / Utility Area 24'10" x 11'7" (7.58m x 3.54m)

A large garage offering undercover, secure parking for up to 2x cars with additional utility area to the rear. Plumbing for washing machine & space for dryer. UPVC double glazed window to the rear aspect & door opening to the Rear Garden. Electronic 'Up & Over' door with remote foot.

External

Front Elevation

A well-maintained enclosed garden area laid to lawn with established borders & flower beds. Large gated driveway providing ample off-street parking, leading to a double garage.

Rear Elevation

A private, enclosed garden laid to lawn with established borders, decorative gravel & paved patio / outdoor seating areas. Summerhouse (constructed 2022).

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.

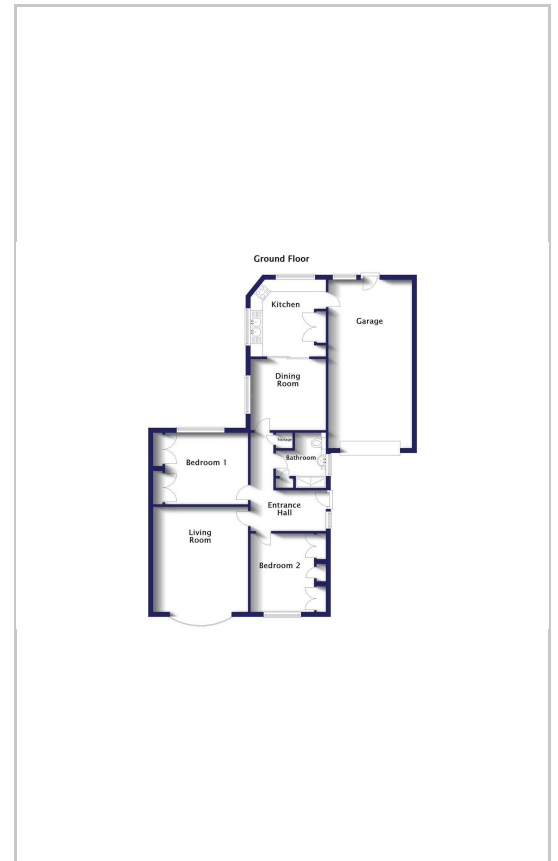
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

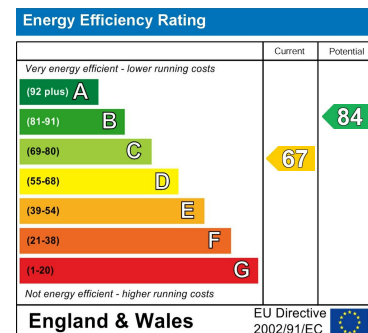
Area Map



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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