



Inglebys

Estate Agents



35 Abingdon Road

Easington, TS13 4NL

£119,950



A charming 3-bedroom mid-terrace residence located on Abingdon Road in the picturesque village of Easington, Saltburn-By-The-Sea. This delightful property boasts front and rear gardens, perfect for enjoying the fresh sea air and outdoor living.



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As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The solid fuel heating adds a touch of character and cosiness to the home, ensuring you stay snug during the colder months.

Situated in a popular residential location, this family home offers not just a place to live, but a lifestyle. Whether you're looking to relax in the tranquillity of the countryside or explore the nearby coastal attractions, this property provides the perfect balance of comfort and convenience.

Tenure: Freehold

Council Tax Band: A

EPC Rating: E

Don't miss out on the opportunity to make this house your home in this sought-after area. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Abingdon Road.

Entrance Hall

uPVC door and window, radiator, stairs to the first floor, laminate effect wooden flooring

Living Room 17'5" x 10'4" (5.33m x 3.15m)

Dual aspect, living room with uPVC double glazed windows to the front and rear aspects, wooden flooring, solid fuel fire controlling central heating system, radiator

Kitchen 13'4" x 10'4" (4.07m x 3.16m)

uPVC double glazed window to the rear aspect, radiator, range of cream Shaker style wall and base units incorporating wood effect laminated work surfaces, tiled splashbacks, enamel white one and a half drainer stainless steel sink unit with a mixer tap, integrated fan assisted electric oven, ceramic hob, extractor hood, vinyl flooring, uPVC door to rear gardens, large understairs storage cupboard, laminate effect wooden flooring, radiator

Utility Room 7'2" x 7'0" (2.19m x 2.14m)

Range of white kitchen units, with laminated work tops, integrated fridge freezer, plumbing for washing machine. W.C has been removed and capped off, and plumbing is still in place for a sink if required. uPVC door to the front aspect laminate effect wooden flooring

First Floor

Landing Area

uPVC window to the rear aspect, airing cupboard, loft hatch to part boarded loft

Bedroom One 11'11" x 10'5" (3.65m x 3.20m)

Two uPVC double glazed windows to the front aspect, over stairs storage cupboard, wardrobes, radiator

Bedroom Two 10'6" x 9'7" (3.22m x 2.94m)

uPVC window to the front aspect, radiator

Bedroom Three (Office) 8'2" x 7'8" (2.49m x 2.36m)

uPVC window to the rear aspect, range of wall units, work bench, radiator

Family Bathroom

2 x uPVC windows to the rear aspect, white three piece suite comprising panel bath with electric shower over, low level w.c, pedestal wash hand basin, radiator

Externally

Front Garden

Enclosed with gate access, planted borders pathway to property

Rear Garden

Enclosed rear garden laid mainly to lawn, two timber storage sheds, coal bunker, log store, paved pathway and patio.

Parking

On street parking to the front.

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.

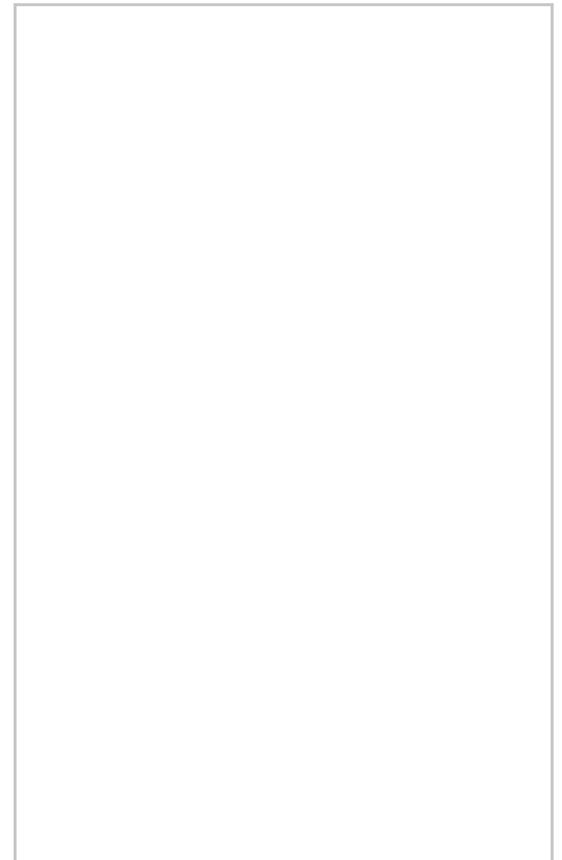
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

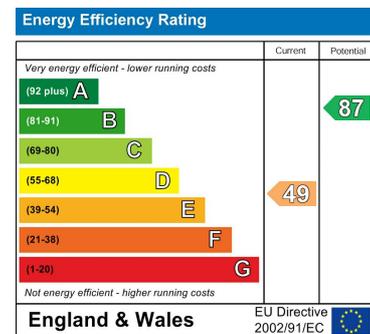
Area Map



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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