



# Inglebys

Estate Agents



## 11 Eden Street

Saltburn-by-the-Sea, TS12 1JZ

**£245,000**



A deceptively spacious 3 bedroom mid-terraced residence in a fantastic location, one street away from Saltburn Town Centre, and all it has to offer.



Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: D Rating

Entrance Vestibule

Wooden door to the front elevation. Single glazed wooden door opens to the Hall.

Entrance Hall

Wooden floor. Radiator. Staircase leading to the first floor. Access to Living Room, Dining Room & Kitchen.

Living Room 14'5" x 11'6" (4.40m x 3.51m )

uPVC double glazed bay window to the front aspect. Carpeted. Coving. Picture rail. Radiator. Victorian fireplace.

Dining Room 14'4" x 9'6" (4.39m x 2.92m)

Wood floor continued. uPVC window to the rear aspect. Picture rail. Coving. Radiator.

Kitchen 17'1" x 9'4" (5.21m x 2.86m)

3 x uPVC windows. A range of wall, drawer & base units. Integrated dishwasher & fridge freezer. Dual fuel Rangemaster. Integrated washing machine. Column radiator. LED downlights. Composite sink & drainer. Granite worktops. Vinyl tiled flooring. Door through to rear lobby.

Rear Lobby 7'8" x 6'6" (2.35m x 2.00m)

W/C - Low-level W/C. Hand-basin. LED downlighting. Vinyl flooring contd. Storage cupboard.

First Floor

Bedroom Three 9'10" x 6'6" (3.02m x 2m)

uPVC window to the rear aspect. Carpeted. Radiator.

Bathroom 6'10" x 6'5" (2.09m x 1.97m)

Raised First Floor

Bedroom One 15'2" x 14'6" (4.63m x 4.42m)

Bedroom Two 12'1" x 9'7" (3.69m x 2.93m)

External

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.

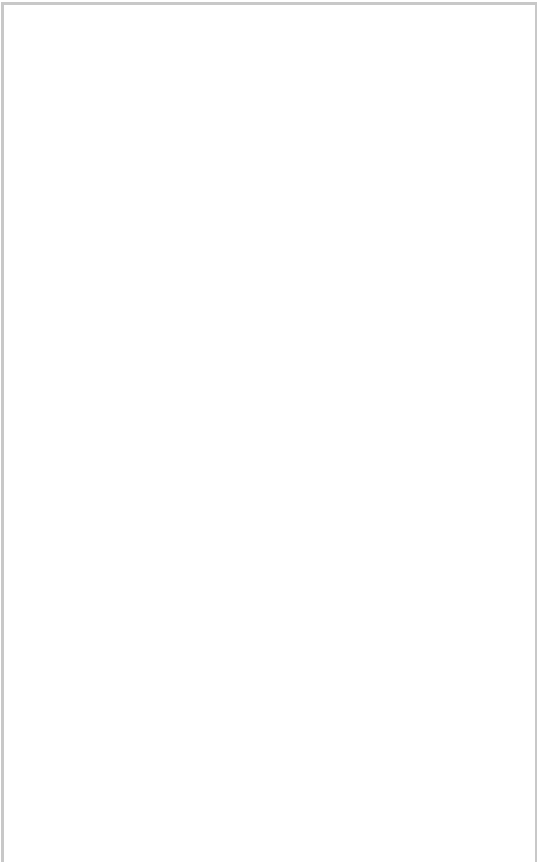
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Area Map



Floor Plans



Energy Efficiency Graph

