



# Inglebys

Estate Agents



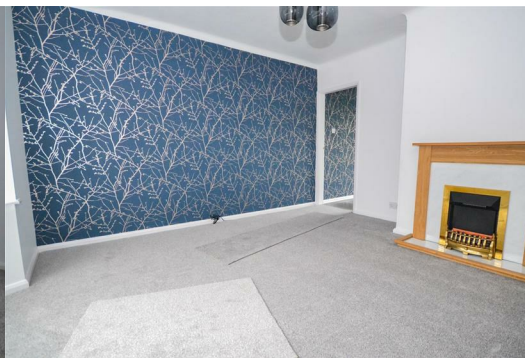
## 55 Woodrow Avenue

Saltburn-by-the-sea, TS12 1NL

**£950 Per Calendar Month**



Situated close to all local amenities, schools & transport links, a beautifully presented 3-bedroom semi-detached residence. Complete with front & rear gardens, and off-street parking.



Tenure Details: Freehold

Council Tax Band: Band B.

EPC Rating: D-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.

### Hallway

Composite front door, Karndean flooring, radiator, phone point, under stairs cupboard housing gas meter, electric meter.

### Lounge 11'11" x 10'11" (3.65m x 3.35m)

Carpeted, radiator, UPVC double glazed bay window, electric fire & fire surround.

### Dining Room 8'11" x 8'11" (2.74m x 2.74m)

UPVC double glazed patio doors opening to the rear garden. Open archway to the Kitchen.

### Kitchen 10'5" x 9'5" (3.20m x 2.89m)

UPVC double glazed window & door to the rear garden. Fitted kitchen with range of wall, base and drawer units, integrated electric oven and gas hob, extractor hood, fridge freezer, stainless steel sink & single drainer.

### First Floor

#### Landing

Carpeted, loft hatch, cupboard housing combi boiler, UPVC double glazed window.

#### Bathroom

Laminate flooring, chrome towel radiator, 'P' shape bath with shower above. Vanity unit with hand basin & W/C, extractor fan, UPVC double glazed window.

#### Bedroom One 11'8" x 9'1" (3.56m x 2.77m)

Laminate flooring, radiator, UPVC double glazed window.

#### Bedroom Two 10'1" x 8'11" (3.08m x 2.74m)

Laminate flooring, radiator, UPVC double glazed window.

#### Bedroom Three 8'10" x 7'9" (2.71m x 2.37m)

Laminate flooring, radiator, UPVC double glazed window, storage cupboard.

#### External

Rear Garden

Laid to lawn, patio area.

Outhouses

2x Storage Sheds, 1 with Belfast sink.

Front Garden

Laid to lawn, double driveway.

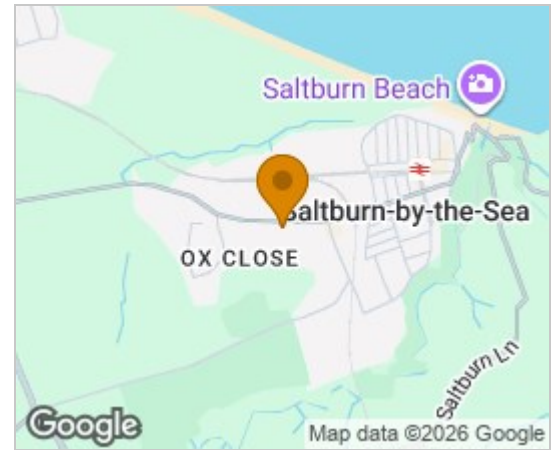
### Disclaimer

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.

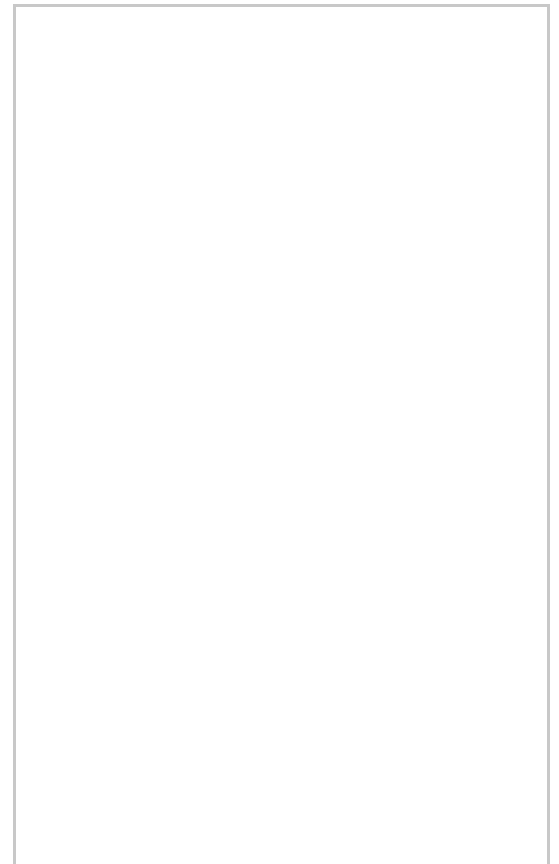
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

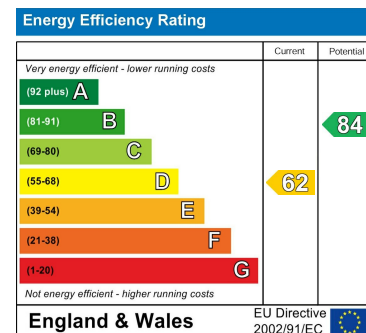
## Area Map



## 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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