



# Inglebys

Estate Agents



## 14 The Crescent

Saltburn-By-The-Sea, TS12 1HY

**£499,950**



Situated in a peaceful location, a bespoke 3-bedroom detached residence, never before available on the open market. Boasting spacious accommodation throughout, ample off-street parking and a fabulous rear garden, early viewing comes highly recommended.





Situated in one of Saltburn's most desirable estates, this property is within walking distance of Saltburn Golf Club as well as the thriving town centre and Valley Gardens.

Lovingly modernised by the current owner to create the perfect family home. Including Modern Fully Fitted Kitchen, Separate Lounge & Dining Room as well as Conservatory.

Tenure: Freehold.

Council Tax Band: Band E.

EPC Rating: D Rating

**Entrance Hall/Study 7'7" x 7'0" (2.33m x 2.14m)**  
UPVC double glazed window to the side aspect. Laminate flooring. Original wooden door opens to the Entrance Vestibule. Radiator.

**Inner Hall**  
Staircase leading to the first floor. Under-stairs storage cupboard. Laminate flooring. Radiator.

**Kitchen 13'7" x 11'10" (4.16m x 3.61m)**  
A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap. Integrated Neff appliances, including fridge, freezer, dishwasher, combi-oven with microwave & separate fan oven below, 5-Ring gas hob and double extractor hood. Tiled splash-backs. LED downlighting. UPVC double glazed window to the front aspect. Radiator.

**Living Room 16'4" x 11'10" (4.98m x 3.62m)**  
Gas fire in feature marble surround. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Dining Room 14'4" x 11'1" (4.37m x 3.39m)**  
Access to Conservatory. Carpeted. Radiator.

**Conservatory 13'4" x 12'7" (4.08m x 3.86m)**  
UPVC double glazed. Radiator. Tiled floor. UPVC double glazed door opening to the garden.

**Side Entrance 2'9" x 3'11" (0.85m x 1.21m)**  
UPVC double glazed door to the side elevation. Vinyl tile-effect flooring. Courtesy door to the garage. Access to ground-floor W/C & Kitchen.

**Ground-Floor W/C 5'11" x 3'8" (1.81m x 1.12m)**  
UPVC double glazed window to the front aspect. Low-level W/C. Hand basin. Vinyl tile-effect flooring. Chrome heated towel rail.

**First Floor**

**Landing**  
UPVC double glazed window to the front aspect. Carpeted. Large storage cupboard. Loft hatch.

**Bedroom One 10'7" x 9'11" (3.23m x 3.03m)**  
UPVC double glazed window to the rear aspect. Carpeted. Fitted wardrobes. Radiator. Access to the En-Suite.

**Bedroom One En-Suite 8'1" x 3'4" (2.48m x 1.03m)**  
Low-level W/C & hand basin within the vanity unit. Walk-in shower cubicle. Vinyl flooring. Heated towel rail. LED downlighting.

**Bedroom Two 12'1" x 11'3" (3.69m x 3.43m)**  
Fitted wardrobes. Carpeted. UPVC double glazed window to the rear aspect overlooking the garden. Radiator.

**Bedroom Three 7'7" x 6'3" (2.32m x 1.91m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bathroom 9'1" x 8'1" (2.79m x 2.48m)**  
Corner panel bathtub with shower attachment. Low-level W/C & hand basin in vanity units. Corner walk-in shower cubicle. Heated towel rail. Part-tiled walls. UPVC double glazed window to the front aspect. Tiled floor.

**External**

**Front Elevation**  
A well established garden space featuring a wide variety of shrubs, flowers & greenery. Block-paved driveway leading to a single garage with electric roller shutter door. Block-paved pathway continues around the side to the rear elevation.

**Rear Elevation**  
A beautifully maintained large enclosed garden. Featuring an array of mature shrubs, flowerbeds & plants. Laid mostly to lawn, with separate paved patio areas providing ample outdoor entertaining spaces.

**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.

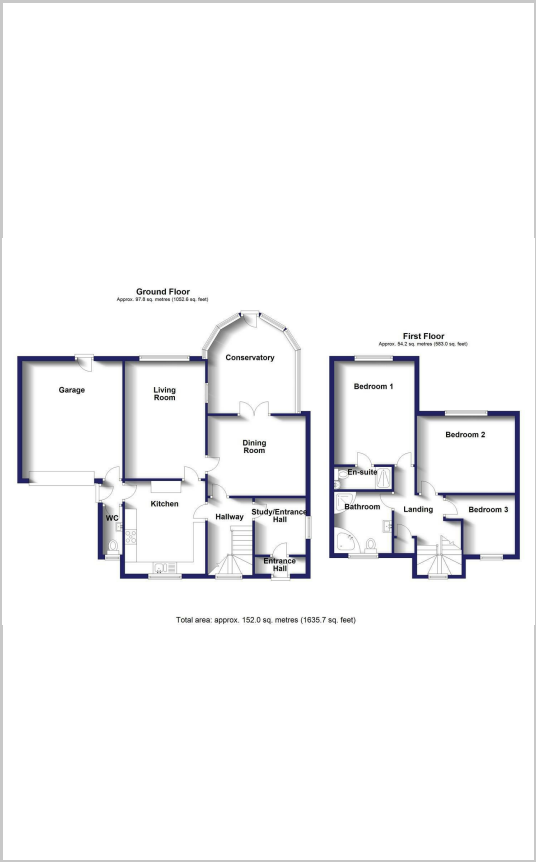
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

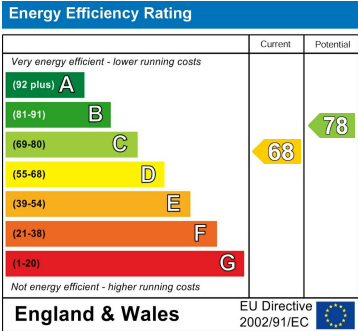
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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