



# Inglebys

Estate Agents



## 7 Chestnut Close

Saltburn-By-The-Sea, TS12 1PE

**£235,000**



Situated in a peaceful location, a spacious 3-bedroom semi-detached family home complete with front & rear gardens, and off-street parking.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band C

EPC Rating: Awaiting report

### Entrance Vestibule

### Entrance Hall

Window to the side aspect. Stairs to the first floor.

### Living Room & Dining Area 21'11" x 12'10" (6.7m x 3.92m)

Window to the front aspect. Sliding doors to the rear aspect opening to the rear garden.

### Kitchen 9'6" x 9'0" (2.91m x 2.76m)

A range of wall, base & drawer units. Laminate worktops with breakfast bar, incorporating integrated oven, stainless steel sink with single drainer & mixer tap. Freestanding cooker. Window to the side aspect. Open archway to the rear lobby.

### Rear Lobby

Window to the side aspect. Door opening to both side aspects.

### Ground-Floor W/C 5'2" x 2'8" (1.60m x 0.82m)

Low-level W/C. Hand basin. Window to the front aspect.

### Garden Room 10'4" x 8'0" (3.17m x 2.45m)

Window to the side aspect.

### First Floor

### Landing

Window to the side aspect. Storage cupboard.

### Bedroom One 13'1" x 12'1" (3.99m x 3.70m)

Window to the front aspect. Carpeted.

### Bedroom Two 9'10" x 9'7" (3.01m x 2.94m)

Window to the rear aspect. Carpeted.

### Bedroom Three 8'3" x 8'2" (2.54m x 2.50m)

Window to the front aspect. Carpeted.

### Bathroom 8'11" x 5'5" (2.73m x 1.67m)

Panel bath. Walk-in shower cubicle. Pedestal hand basin. Low-level W/C. Window to the rear aspect.

### External

### Front Elevation

Enclosed garden laid to lawn with hedgerow to the front. Single driveway with pathway leading to the side elevation.

### Rear Elevation

Enclosed garden area laid to lawn with established borders and a variety of shrubs & greenery.

### 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.

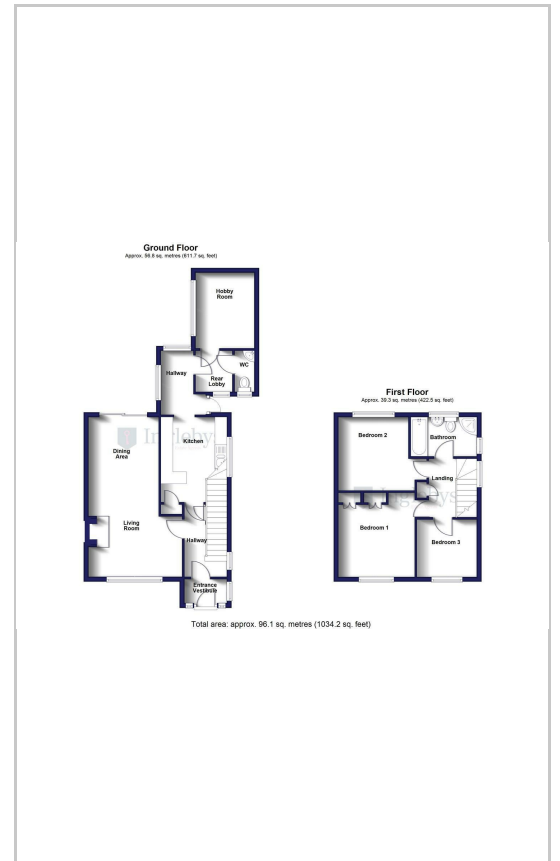
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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