



# Inglebys

Estate Agents



## 20 The Chine

Saltburn-By-The-Sea, TS12 1QL

**£270,000**



Situated in a popular, central location, close to all local amenities, a three bedroom semi detached residence, with large enclosed rear garden and off street parking.



In need of a programme of refurbishment, a charming well maintained residence which rarely become available. The property benefits from two ground floor living rooms, fitted kitchen, and downstairs shower room and w.c.

To the first floor there are three bedroom, family bathroom with separate w.c. To the rear there is large well established garden with raised patio area. The property further benefits from off street parking.

Tenure: Freehold

Council Tax: Redcar & Cleveland Banc C

EPC: Await Certificate

**Entrance Hall 14'7" x 6'3" (4.46m x 1.91m)**

Stairs to first floor

**Living Room 12'8" x 10'11" (3.88m x 3.34m)**

Large bay window to the front aspect, radiator

**Dining Room 15'1" x 11'6" (4.62m x 3.51m)**

uPVC window to the rear aspect with views over the garden, radiator

**Kitchen 9'1" x 7'4" (2.79m x 2.25m)**

Range of wall, base and drawer units, laminate effect work tops, stainless steel sink and drainer, pantry cupboard, plumbing for dishwasher

**Shower Room 9'1" x 7'9" (2.78m x 2.38m)**

**W/C**

Low-level W/C.

### First Floor

**Bedroom One 11'11" x 10'11" (3.64m x 3.33m)**

uPVC window to the front aspect, radiator

**Bedroom Two 12'7" x 11'10" (3.85m x 3.62m)**

uPVC window to the rear aspect, radiator

**Bedroom Three 8'2" x 7'1" (2.50m x 2.18m)**

uPVC window to the front aspect, radiator

### External

#### Front Elevation

Low-maintenance forecourt with decorative gravel. Driveway offering parking for up to 2x cars.

#### Rear Elevation

Raised paved patio / outdoor seating space with steps down to garden area laid to lawn with established borders.

### 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.

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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## 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	