



# Inglebys

Estate Agents



## 22 The Chine

Saltburn-By-The-Sea, TS12 1QL

**Offers Around £249,950**



In Need of a Programme of Refurbishment, A Three Bedroom Semi Detached Residence in an Extremely Popular Residential Location in the Heart of Saltburn, Close to All Local Amenities and Transport Links.



In Need of a Programme of Refurbishment, A Three Bedroom Semi Detached Residence Located in Prime, Saltburn Location, with Off Street Parking, and Gardens to the Front and Rear, Early Viewing is Advised.

**Hallway**

Wooden Front Door

**Living Room 14'1" x 12'7" (4.3m x 3.86m)**

Bay Window to the Front Aspect, Electric Fire, Radiator

**Dining Room 15'3" x 11'6" (4.67m x 3.51m)**

Sliding Doors to the Rear Garden, Back Boiler, Radiator.

**Kitchen 9'1" x 8'4" (2.77m x 2.55m)**

Range of wall, base units, laminate worktops, stainless steel sink, window to the side aspect

**Utility 7'8" x 7'4" (2.36m x 2.25m)**

uPVC window to the side aspect, built in storage, plumbing for washing machine.

**Shower Room 7'3" x 2'6" (2.23m x 0.77m)**

uPVC window, low level w.c, wash hand basin, enclosed shower cubicle

**Landing Area**

Window to the side aspect

**Bedroom One 14'1" x 10'9" (4.31m x 3.29m)**

Window to rear, radiator

**Bedroom Two 12'7" x 9'7" (3.85m x 2.93m)**

Window to the rear aspect, fitted wardrobes, radiator

**Bedroom Three 8'5" x 7'0" (2.59m x 2.15m)**

uPVC to the front aspect, fitted wardrobes, radiator

**Bathroom 7'4" x 4'11" (2.25m x 1.51m)**

Linen Cupboard with water tank, panel bath, wash handbasin, window

**Externally**

Front Garden, driveway leading to Detached Garage.

Enclosed Rear Garden laid mainly to Lawn

**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.

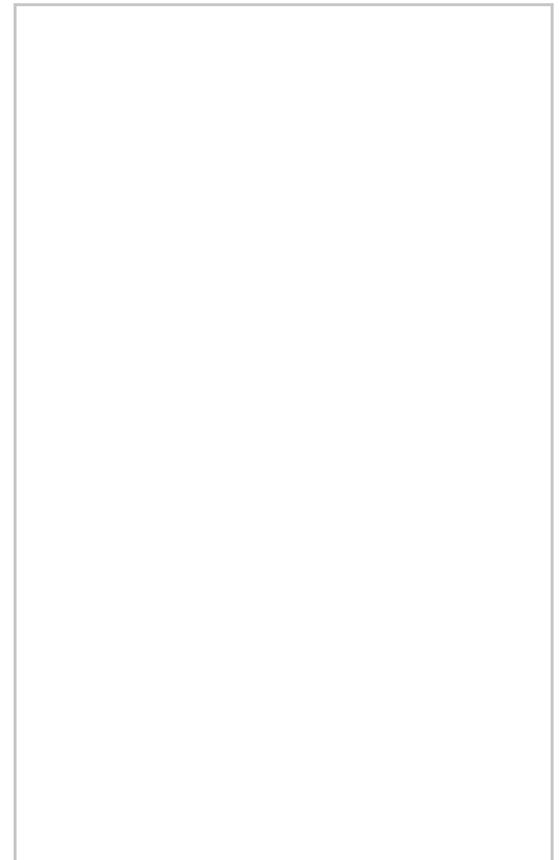
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firms employment has the authority to make or give any representation or warranty in respect of the property.