



Inglebys

Estate Agents



Glenholme Glenholme, Albion Terrace

Saltburn-By-The-Sea, TS12 1LT

£775,000



Simply stunning. Introducing Glenholme. A beautiful 4-bedroom Victorian semi-detached residence, boasting original features, spacious family accommodation, ample garden space & off-street parking.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-G.

EPC Rating: Awaiting New Certificate.

Entrance Vestibule

Solid wood door to the front aspect. Victorian mosaic tile floor. Under-stairs storage cupboard. Sash window to the front aspect. Wooden door & glazed side panels opening to the Hall.

Hall

Showcasing a beautifully maintained Victorian mosaic tiled floor, with staircase leading to the first floor. Victorian corbel arches. Radiator. Coving.

Living Room 19'5" x 15'10" (5.92m x 4.85m)

Vaulted paneled ceiling. Hardwood flooring. Coving & ceiling cornice. Picture rail. Sash bay window to the front aspect with twin wooden double doors opening to the side elevation. Wood paneling. Fireplace with electric stove-effect fire. Radiator.

Snug 15'6" x 14'7" (4.73m x 4.47m)

Sash windows to the front & side aspects. Carpeted. Coving & picture rail. Fireplace with tiled hearth & wooden surround. Radiator.

Kitchen 15'10" x 15'7" (4.85m x 4.77m)

A two-tone fitted kitchen with a range of wall, base & drawer units. Granite worktops incorporating Belfast sink with drainer grooves & mixer tap & matching upstands. Rangemaster cooker within the chimney breast. Extractor hood. Integrated fridge, freezer, wine cooler & dishwasher. LED downlighting. 2x sash windows & door to the rear aspect. Hardwood flooring. Pantry. Radiator.

Dining Room 17'5" x 15'5" (5.32m x 4.72m)

Fireplace with multi-fuel stove. Large sash bay window to the side aspect. Hardwood floor. Coving & picture rail. Storage cupboard. Radiator.

Ground-Floor W/C 5'10" x 5'4" (1.79m x 1.65m)

Sash window to the side aspect. Low-level W/C. Pedestal hand basin. Tiled floor.

First Floor

Landing

Open landing area with Victorian corbel arches, sash windows to the front & side aspects. Carpeted. Radiator. Wood paneling.

Bedroom One 18'0" x 16'7" (5.50m x 5.08m)

2x sash windows to the side aspect. Fireplace. Coving. Carpeted. Radiator.

Bedroom Two 14'8" x 11'5" (4.49m x 3.48m)

2x sash windows to the front aspect. Carpeted. Coving. Wood paneling. Radiator.

Bedroom Three 15'10" x 14'3" (4.84m x 4.36m)

Sash window to the rear aspect with views over the Town, and sea & clifftops in the distance. Carpeted. Fitted wardrobes within the chimney alcoves. Carpeted. Radiator. Access to the En-Suite.

Bedroom Three En-Suite. 8'4" x 5'5" (2.56m x 1.66m)

Walk-in corner shower cubicle. Low-level W/C. Hand basin with vanity unit. Vinyl flooring. Radiator.

Bedroom Four 15'6" x 14'7" (4.73m x 4.449m)

Sash windows to the front & side aspects. Carpeted. Coving. Radiator.

Family Bathroom 11'5" x 10'8" (3.48m x 3.26m)

Walk-in double shower cubicle. Freestanding rolltop bath with shower attachment. Low-level W/C. Pedestal hand basin. Hardwood flooring. Sash window to the rear aspect. Radiator. Coving. Chrome heated towel rail.

External

Front Elevation

Private driveway offering secure parking for 3+ vehicles. Garden area laid to lawn with stepping-stone pathway leading to the front entrance and garage. Garage accessed via Albion Terrace, with 'Up & Over' door.

Side Elevation

Private, paved patio / outdoor seating area with pathway leading to the rear courtyard.

Rear Elevation

Enclosed paved courtyard.

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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