



# Inglebys

Estate Agents



## 9 Tweed Street

Saltburn-By-The-Sea, TS12 1JR

**£199,950**



Situated within a private residential development, with 1x allocated parking space, a beautifully presented 2-bedroom terraced home that must be viewed to be fully appreciated.



Tenure: Freehold.

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

EPC Rating: Awaiting New Certificate.

**Entrance Vestibule 3'8" x 3'7" (1.13m x 1.10m)**

UPVC double glazed door to the front aspect. UPVC double glazed window.

**Living Room 14'1" x 11'9" (4.30m x 3.59m)**

Carpeted. UPVC double glazed window to the front aspect. Stairs to the first floor.

**Kitchen 11'9" x 8'10" (3.59m x 2.70m)**

UPVC double glazed window & door to the rear aspect. Under-stairs storage cupboard. A range of wall, base & drawer units with integrated electric oven & hob. Stainless steel sink with single drainer & mixer tap. Plumbing for washing machine. Extractor hood. Vinyl flooring.

**First Floor**

**Landing**

Carpeted.

**Bedroom One 11'9" x 8'10" (3.59m x 2.70m)**

UPVC double glazed window to the rear aspect. Carpeted. Sliding mirrored wardrobes.

**Bedroom Two 11'9" x 7'7" (3.59m x 2.32m)**

2x UPVC double glazed windows to the front aspect. Carpeted. Storage cupboard over the stairs.

**Bathroom 6'2" x 5'6" (1.88m x 1.68m)**

Panel bath with shower above. Pedestal hand basin. Low-level W/C. Carpeted. Tiled walls. UPVC double glazed window to the side aspect.

**External**

**Front Elevation**

Communal garden areas with pathway leading down to the main street.

**Rear Elevation**

Enclosed with paved patio area and gated access to garden laid to lawn., garden shed & gated access to the alley.

**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.

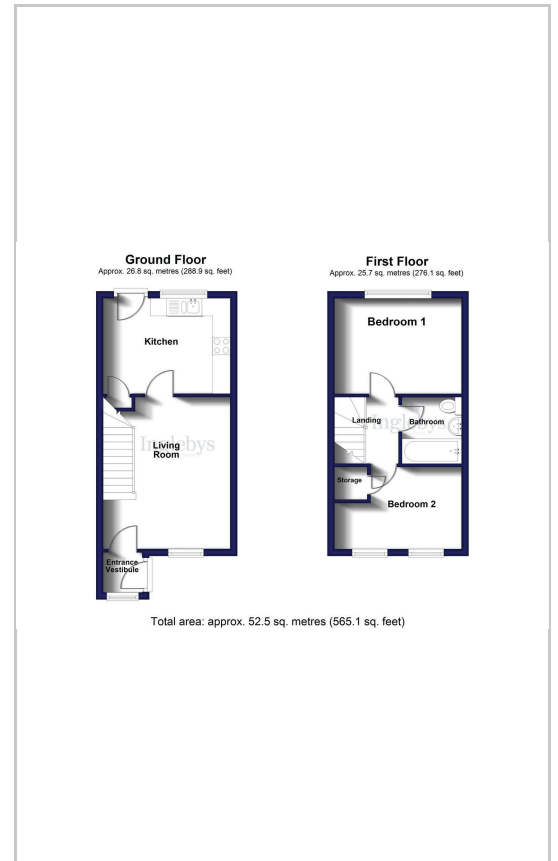
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's 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) <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		
England & Wales		EU Directive 2002/91/EC