



Inglebys

Estate Agents



27 Ruby Street

Saltburn-By-The-Sea, TS12 1EF

£325,000



Situated in one of Saltburn's popular 'Jewel Streets', a beautifully presented 4-bedroom Victorian Terraced residence. Boasting open-plan kitchen, sitting room & dining area, a fabulous family home.



Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: Awaiting New Certificate.

Entrance Vestibule 4'11" x 3'7" (1.51m x 1.11m)

Composite UPVC double glazed door to the front aspect. Storage cupboard. Solid wood floor.

Hall 23'8" x 6'3" (max) (7.22m x 1.92m (max))

Solid wood floor. Wooden glazed door opens from the Entrance Vestibule. Radiator. Original Victorian corbel arch. Staircase leading to the first floor.

Living Room 15'5" x 13'11" (4.71m x 4.26m)

UPVC double glazed bay window to the front aspect. Open fire in a feature wooden fire surround. Coving. Radiator. Solid wood flooring.

Open-Plan Kitchen & Family Room 19'6" x 13'8" (max) (5.96m x 4.18m (max))

A beautiful, light & airy L-shape kitchen & family area. A range of modern wall, base & drawer units. Laminate worktops incorporating 5-ring gas hob with extractor hood. Integrated eye-level double oven, microwave, fridge / freezer, dishwasher & wine cooler. Breakfast bar. Tiled flooring with under-floor heating. Anthracite grey double glazed bi-folding doors open up to the rear enclosed patio. LED downlighting. Access to the Utility Room & open archway leading to the Dining Room.

Dining Room 13'10" x 11'7" (4.23m x 3.54m)

Storage cupboards within the chimney breast. Laminate flooring. Radiator.

Utility Room 6'5" x 5'6" (1.98m x 1.69m)

Plumbing for washing machine & space for dryer. Worktops & wall units matching the Kitchen. UPVC double glazed door to the rear aspect. Access to ground-floor W/C.

Ground-Floor W/C 5'11" x 3'3" (1.82m x 1.01m)

Low-level W/C & hand basin both in vanity units. Tiled walls & floor. UPVC double glazed window to the side aspect. LED downlighting.

First Floor

Split-Level Landing

Access to the Family Bathroom and two storage cupboards. Staircase continues to the main landing.

Family Bathroom 10'4" x 8'11" (3.17m x 2.72m)

Corner bathtub. Low-level W/C in vanity unit. Walk-in double shower cubicle with thermostatic shower. Hand basin in vanity unit. Tiled floor & walls. UPVC double glazed window to the side aspect. LED downlighting.

Landing

Carpeted. Stairs leading to the second floor.

Bedroom One 16'8" x 13'10" (max) (5.09m x 4.23m (max))

Fitted sliding wardrobes. 2x UPVC double glazed windows to the front aspect. LED downlighting. Carpeted. Radiator.

Bedroom Two 13'11" x 12'11" (max) (4.25m x 3.94m (max))

Fitted sliding mirrored wardrobes. Laminate flooring. UPVC double glazed window to the rear aspect. Radiator. Access to En-Suite.

Bedroom Two En-Suite 5'5" x 5'4" (max) (1.67m x 1.65m (max))

Hand basin & low-level W/C in vanity unit. Walk-in corner shower cubicle. Tiled walls.

Second Floor

Bedroom Three 18'8" x 9'1" (max) (5.71m x 2.79m (max))

Laminate flooring. Radiator. Exposed beams. 2x Velux windows to the rear aspect.

Bedroom Four 12'6" x 9'4" (3.82m x 2.86m)

Laminate flooring. Radiator. Velux window to the front aspect.

Second Floor Bathroom 6'0" x 5'10" (1.84m x 1.79m)

Panel bath with shower above. Folding glazed shower screen. Hand basin & low-level W/C in the vanity unit. Tiled walls. Vinyl flooring. Velux window to the front aspect.

External

Rear Elevation

Enclosed patio area providing ample outdoor seating space. 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.

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Area Map



Floor Plans



Energy Efficiency Graph

