



# Inglebys

Estate Agents



## 3 Sycamore Avenue

Saltburn-By-The-Sea, TS12 1PF

**Offers Over £200,000**



Nestled in the charming coastal town of Saltburn-By-The-Sea, this delightful house on Sycamore Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,023 square feet, the property boasts a well-thought-out layout that is ideal for family living or entertaining guests. Please note this property is of none standard construction

With an extended and newly fitted kitchen, front and back gardens and off street parking for several vehicles.



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Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band B  
 EPC Rating: C

**Entrance Hallway**

Double glazed window to the front aspect.  
 Partially glazed door.

**Lounge/Dining Room 21'10" x 9'1" (6.68 x 2.77)**

Double glazed window to the front aspect.  
 Electric fire with decorative surround.  
 Staircase rising to the first floor.  
 Two radiators.  
 Double glazed patio doors opening to the rear garden.

**Breakfast Room 9'6" x 7'10" (2.92 x 2.41)**

Double glazed window to the rear aspect.  
 Fitted base units with quartz roll top work surfaces.  
 Radiator.

**Kitchen 14'11" x 7'2" (4.55 x 2.2)**

Two double glazed windows to the side and rear aspects.  
 Newly fitted kitchen suite (2024) comprising of a range of fitted wall and base units with integrated lighting and solid wood roll top work surfaces.  
 Integrated Neff appliances, including an electric oven, matching hob, extractor hood and dishwasher.  
 Pop up electrical socket with USB points.

**First Floor Landing**

Double glazed window.  
 Loft access hatch.

**Bedroom One 11'1" x 10'7" (3.38 x 3.23)**

Double glazed window to the rear aspect.  
 Radiator.

**Bedroom Two 10'7" x 9'3" (3.25 x 2.82)**

Double glazed window to the front aspect.  
 Radiator.

**Bedroom Three 8'0" x 7'8" (2.46 x 2.34)**

Double glazed window to the front aspect.  
 radiator.

**S 6'9" x 5'6" (2.06 x 1.68)**

Double glazed, frosted windows to the side and rear aspects.  
 A modern, white suite comprising of a low level WC, wash hand basin incorporated into a vanity unit and a walk in shower enclosure.  
 Extractor fan.  
 Radiator.

**External**

to the front of the property is a spacious driveway, providing off street parking for several vehicles, and access to the driveway.  
 The rear garden is mainly laid to lawn, split level with a spacious patio.

**Garage**

Attached brick built garage with power and light.

**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.

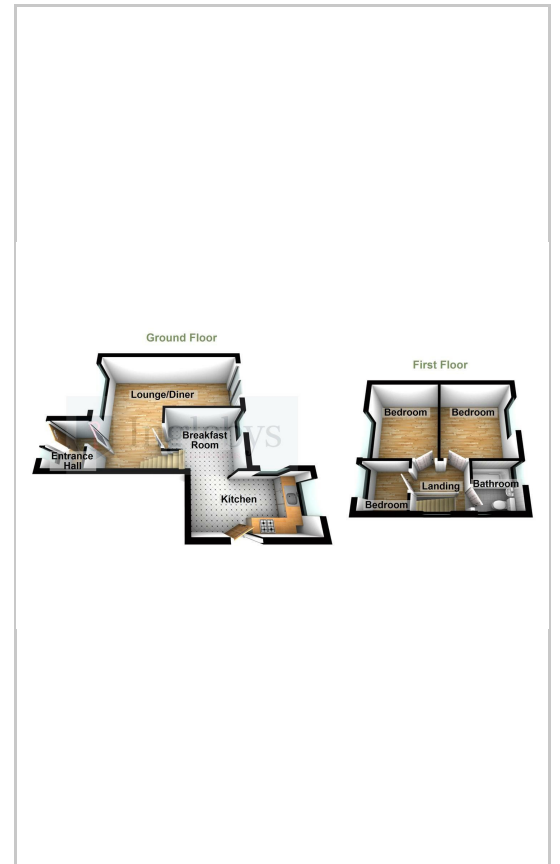
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

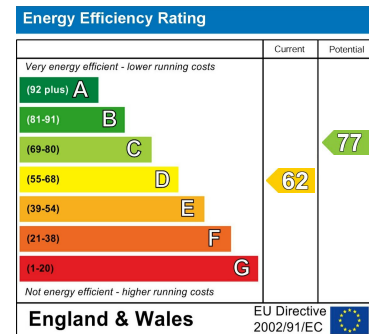
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com