



# Inglebys

Estate Agents



## Avon Cottage Avon Street

Saltburn-By-The-Sea, TS12 1LX

**Offers Around £130,000**



Welcome to Avon Cottage, a charming 2-bedroom cottage nestled on Avon Street in the picturesque Saltburn-By-The-Sea. This delightful property boasts private living accommodation, making it a perfect retreat from the hustle and bustle of everyday life.



The cottage features 1 reception room, ideal for relaxing or entertaining guests, along with 1 bathroom and additional ground-floor W/C for your convenience. With its peaceful location, Avon Cottage offers a tranquil escape while still being within walking distance to Saltburn's popular Town Centre, providing easy access to amenities and attractions.

Whether you are looking for a permanent residence, a holiday home, or a holiday let investment opportunity, this 2-bedroom cottage is sure to captivate your heart. Don't miss the chance to own a piece of this idyllic coastal town.

Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: D-Rating.

**Kitchen 15'7" x 10'2" (4.75m x 3.10m)**  
Base units & plumbing for washing machine. Granite effect worktops incorporating stainless steel sink with single drainer. UPVC double glazed door & window to the front aspect. Stairs leading to the first floor.

**Sitting Room 10'1" x 10'0" (3.08m x 3.05m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Ground-Floor Bedroom / Dining Area 9'7" x 7'4" (2.94m x 2.26m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator. Access to Ground-Floor W/C.

**Ground-Floor W/C 4'7" x 4'2" (1.41m x 1.28m)**  
Low-level W/C. Pedestal hand basin. UPVC double glazed window to the side aspect.

**First Floor**

**Landing**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bathroom**  
Panel bath with shower above. Pedestal hand basin. Radiator. UPVC double glazed window to the side aspect.

**Bedroom 9'11" x 8'0" (3.04m x 2.45m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Dressing Room 9'6" x 7'0" (2.91m x 2.14m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**External**  
Courtyard. Single detached garage.

**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.

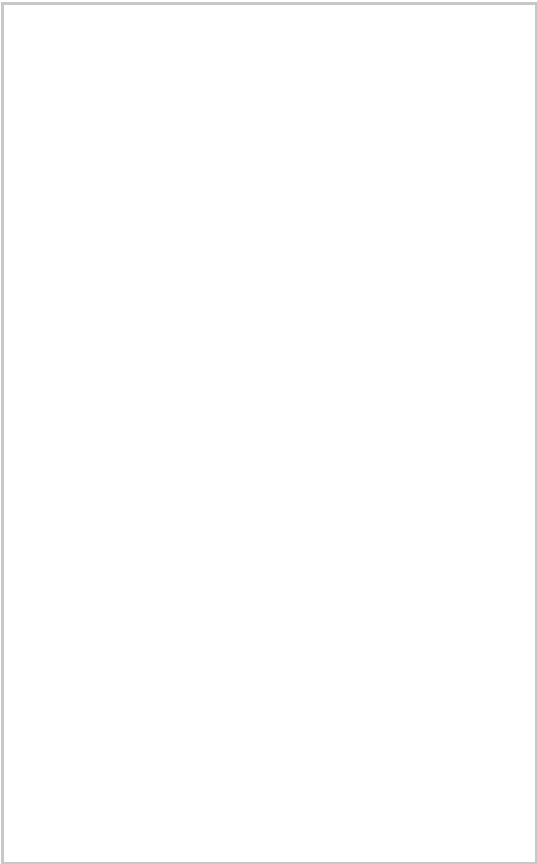
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

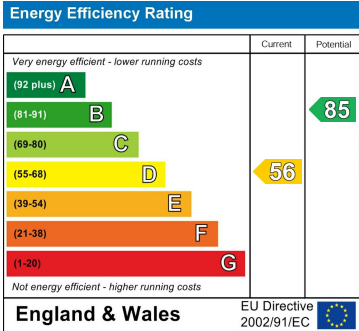
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.