



Inglebys

Estate Agents



2 The Chine

Saltburn-By-The-Sea, TS12 1QL

£320,000



This property presents an excellent opportunity for those seeking a family home in a desirable location. With its generous living space and proximity to the seaside, it is sure to appeal to a wide range of buyers.

The house boasts four bedrooms, a ground floor WC, spacious family bathroom and an additional utility room.

The well-proportioned layout provides of this charming family home provides ample space for those who appreciate a bit of extra room.



Tenure: Freehold

Council Tax Band: Band D

EPC Rating: D

Entrance Porch
uPVC entrance door and side windows with stained glass.
Tiled flooring.

Entrance Hallway 8'2" x 11'2" (2.49 x 3.42)
Solid wood flooring.
Staircase rising to the first floor.

Living Room 13'9" x 13'2" (4.2 x 4.02)
Double glazed bow window to the front aspect.
Gas fire with granite effect back and hearth and wooden surround.
Wood effect laminate flooring.

Dining Room 13'3" x 10'11" (4.05 x 3.33)
Double glazed French doors, opening to the rear garden.
Gas fire.
Engineered oak flooring.
Archway leading to the Kitchen.

Kitchen 8'9" reducing to 8'2" x 19'9" (2.68 reducing to 2.51 x 6.03)
Double glazed windows to the side aspect.
A range of fitted wall and base units with granite effect roll top work surfaces and matching breakfast bar.
Integrated dishwasher, electric oven, gas hob and extractor hood.
Tile effect vinyl flooring.
Door to the Utility Room.

Utility Room 6'4" x 53'9" reducing to 2'8" (1.94 x 16.4 reducing to 0.82)
Wall mounted combination boiler.
Stainless steel sink unit.
Plumbing for a washing machine.
uPVC door to the rear garden.

First Floor Landing
Decorative stained glass window to the side aspect.
Loft access hatch.

Bedroom One 13'7" x 12'0" (4.15 x 3.68)
Double glazed bow window to the front aspect.
Built in storage cupboards.
Engineered oak flooring.

Bedroom Two 13'4" x 9'10" (4.08 x 3.0)
Double glazed window to the rear aspect.
Built in storage cupboards.
Engineered oak flooring.

Family Bathroom/WC 7'8" reducing to 5'4" x 7'5" (2.35 reducing to 1.64 x 2.27)
Double glazed, frosted window to the rear aspect.
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and claw footed bath.
Walk in double shower.
Fully tiled walls and flooring.

Bedroom Three 8'4" x 6'8" (2.55 x 2.04)
Double glazed window to the rear aspect.
Laminate flooring.

Bedroom Four 6'6" x 8'4" (2.0 x 2.55)
Double glazed window to the front aspect.

Externally
To the front of the property is a paved driveway, proving access to the double garage and off street parking for several vehicles.
The spacious, enclosed rear garden is mainly laid to lawn and is bordered with a selection of mature shrubs and trees.

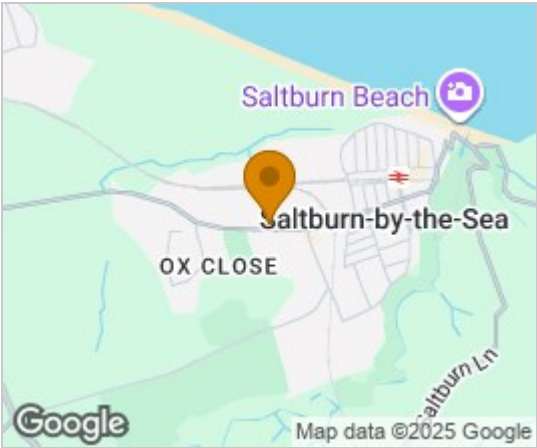
Also to the rear is a detached and extended, brick built double garage and a separate outhouse, both with power and light.

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.

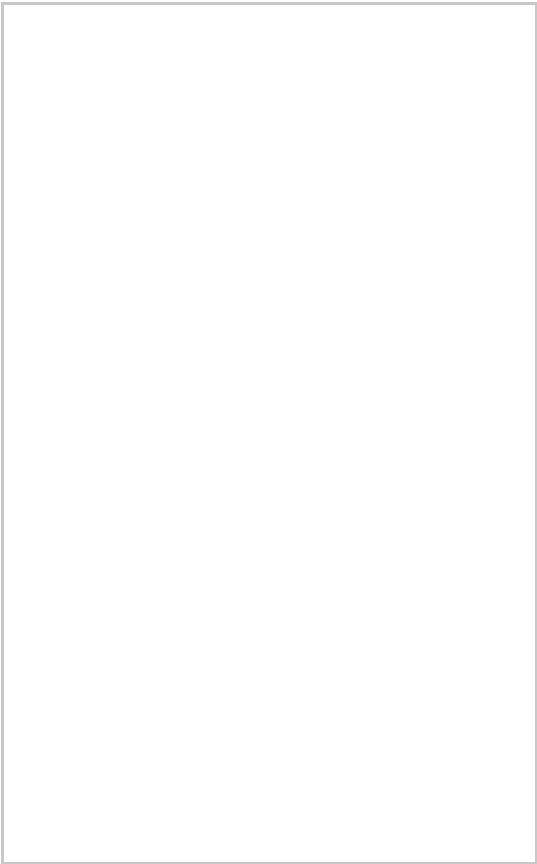
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

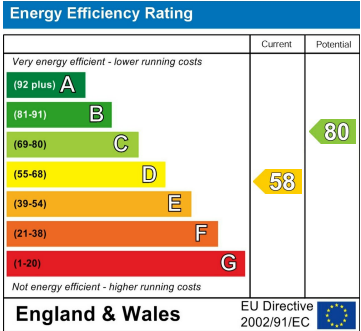
Area Map



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.

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