



# Inglebys

Estate Agents



## 16 Gladstone Street

Carlin How, TS13 4DR

**Offers In The Region Of £70,000**



Offered for sale with no onward chain, a spacious 2-bedroom mid-terraced residence making an ideal first-time buy or investment opportunity.



Tenure: Freehold.

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

EPC Rating: D-Rating.

#### Entrance Vestibule

UPVC double glazed door to the front aspect.

#### Living Room 13'1" x 11'10" (3.99m x 3.63m)

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

#### Kitchen / Dining Area 13'1" x 11'11" (3.99m x 3.64m)

A range of wall, base & drawer units. Laminate effect worktops incorporating stainless steel sink with single drainer & mixer tap. Freestanding cooker. Plumbing for washing machine. UPVC double glazed window to the rear aspect. Stairs leading to the first floor.

#### Rear Lobby

Storage cupboard. UPVC double glazed door to the rear yard.

#### Bathroom 6'3" x 6'3" (1.92m x 1.92m)

Panel P-bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. UPVC double glazed window to the rear aspect.

#### First Floor

##### Landing

Carpeted.

#### Bedroom One 13'1" x 11'10" (3.99m x 3.63m)

UPVC double glazed window to the front aspect. Carpeted. Radiator. Storage cupboard.

#### Bedroom Two 9'5" x 8'10" (2.89m x 2.70m)

Fitted wardrobe. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

#### First Floor W/C 6'0" x 3'2" (1.83m x 0.99m)

Low-level W/C. Hand basin. UPVC double glazed window to the rear aspect.

#### External

##### Rear Elevation

Enclosed yard with 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.

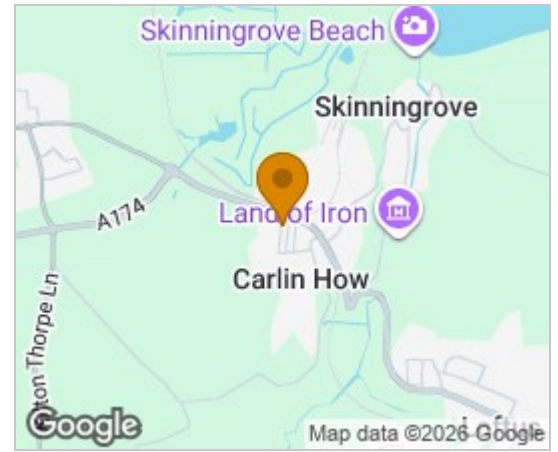
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

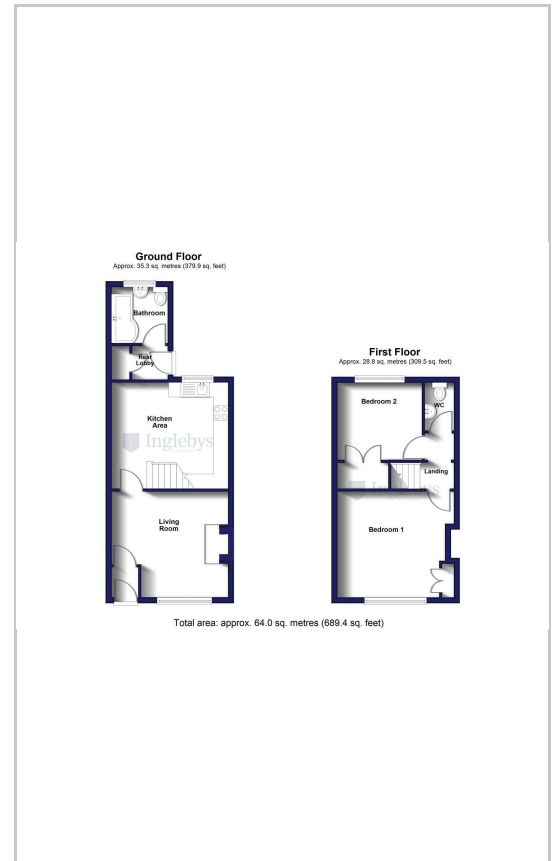
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

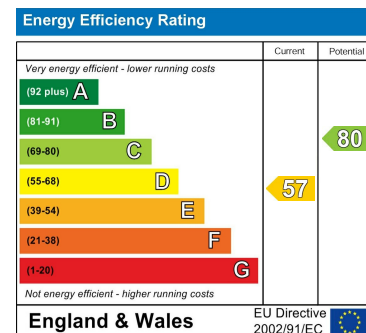
## Area Map



## Floor Plans



## Energy Efficiency Graph



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