



# Inglebys

Estate Agents



## 104 Hazelgrove Residential Park Milton Street

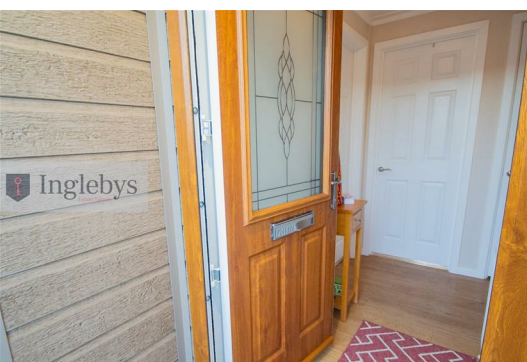
Saltburn-By-The-Sea, TS12 1FE

**£165,000**



Hazelgrove's enviable location ensures that residents are just a short distance from Saltburn's vibrant town centre, scenic woodland walks, and stunning coastline. Whether you're seeking tranquility, community, or easy access to local amenities, this park home offers it all.

Competitively priced this exceptional home represents an excellent opportunity. Early viewing is strongly advised to fully appreciate the quality and lifestyle on offer.



Nestled within the highly sought-after Hazelgrove development, this outstanding Tingdene Park Home offers a serene retreat designed exclusively for residents over 45. The Barnwell model measuring an impressive 42 x 20 ft delivers the perfect blend of comfort, and practicality, all within a peaceful single-storey setting. The home features two well-proportioned double bedrooms, including a master with a stylish ensuite, walk-in wardrobe along with a versatile study/home office. The interior specification is beautifully maintained, reflecting the property's age of less than five years old.

Externally, the home benefits from a low-maintenance private garden to the rear and side, creating a perfect area for relaxing outdoors. The convenience of off-street parking for two vehicle and. garage is also a welcome addition.

Tenure: Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

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

EPC Rating: Exempt.

Entrance Hall

Laminate floor. Radiator. Loft Hatch - Boarded. Storage Cupboard x 2.

Living room 13'8" x 10'5" (4.19m x 3.18m)  
uPVC window x 2. Radaitor. Electric Blinds. Carpeted.

Dining Room 8'2" x 7'0" (2.50m x 2.15m)  
uPVC widow to front aspect. Carpeted. Radiator.

Kitchen 8'8" x 8'2" (2.65m x 2.51m)  
uPVC window to side aspect. A range of gloss wall, drawer and base units. Integrated double oven. Integrated dishwasher. Stainless steel sink and drainer. Gas hob. LED downlights. Laminate worktops. Laminate flooring.

Utility  
Integrated fridge freezer. Integrated washing machine. A range of gloss wall, base units. Laminate worktops. Laminate flooring. LED downlights. uPVC door to rear.

Study 5'1" x 4'7" (1.56m x 1.42m)  
uPVC window. Radiator. Laminate flooring.

Bedroom One 13'5" x 10'3" (4.11m x 3.13m)  
uPVC window to side aspect. Radiator. Carpeted.

Walk-in-Wardrobe  
LED downlights. Built in fitted wardrobes and shelving. Carpted.

En-Suite 5'10" x 5'2" (1.78m x 1.60m)  
uPVC window. Low level W/C. Pedestal hand-basin. Walk-in shower with glass enclosure. Chrome radiator. Vinyl tiles.

Bedroom Two 9'1" x 8'2" (2.78m x 2.51m)  
uPVC window to side aspect. Fitted Wardrobes. Carpeted. Radiator.

Bathroom 6'2" x 6'0" (1.90m x 1.83m)  
uPVC window. Panel bath with overhead shower. Chrome radiator. Low level W/C. Pedestal hand-basin. Laminate floor tiles.

External

Garage and private driveway to the side aspect.  
Paved garden and courtyard to the rear.

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.

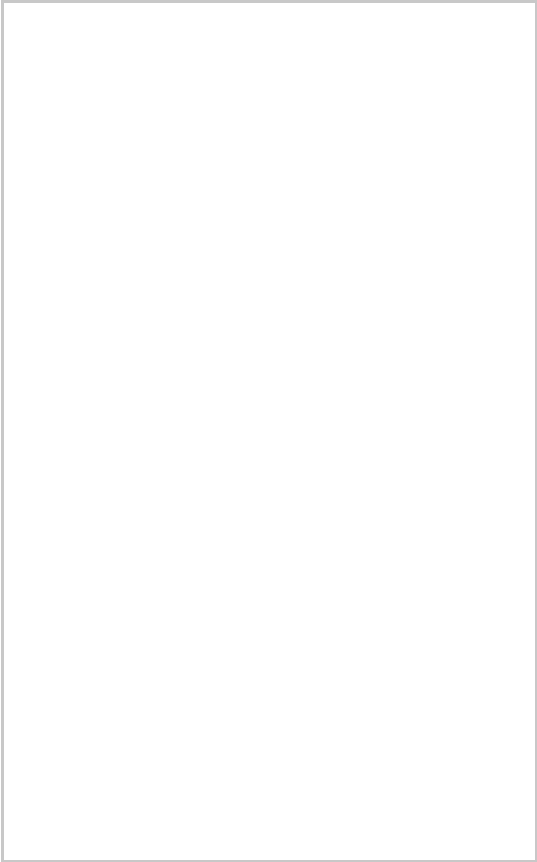
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

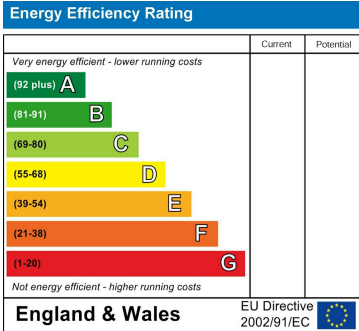
Area Map



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.