



# Inglebys

Estate Agents



## 27 Ruby Street

Saltburn-By-The-Sea, TS12 1EF

**£365,000**



Located in one of Saltburn's popular jewel streets, this home is not only a beautiful residence but also a gateway to the vibrant community and stunning coastal scenery that Saltburn-By-The-Sea has to offer. With its rich history and picturesque surroundings, this area is highly sought after.

This beautifully presented Victorian terraced house offers a delightful blend of classic elegance and modern living. With four spacious bedrooms, this property is perfect for families or those seeking that extra space.

The property boasts an open plan kitchen and dining area, which is designed to be both functional and stylish.

In summary, this Victorian terraced house on Ruby Street is a rare find, combining period charm with modern amenities in a desirable location. It presents an excellent opportunity for those looking to settle in a welcoming and picturesque part of the North East.



Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating:

**Entrance Vestibule 4'11" x 3'7" (1.51m x 1.11m)**

Composite UPVC double glazed door to the front aspect. Storage cupboard. Solid wood floor.

**Hall 23'8" x 6'3" (max) (7.22m x 1.92m (max))**

Solid wood floor. Wooden glazed door opens from the Entrance Vestibule. Radiator. Original Victorian corbel arch. Staircase leading to the first floor.

**Living Room 15'5" x 13'11" (4.71m x 4.26m)**

UPVC double glazed bay window to the front aspect. Open fire in a feature wooden fire surround. Coving. Radiator. Solid wood flooring.

**Open-Plan Kitchen & Family Room 19'6" x 13'8" (max) (5.96m x 4.18m (max))**

A beautiful, light & airy L-shape kitchen & family area. A range of modern wall, base & drawer units. Laminate worktops incorporating 5-ring gas hob with extractor hood. Integrated eye-level double oven, microwave, fridge / freezer, dishwasher & wine cooler. Breakfast bar. Tiled flooring with under-floor heating. Anthracite grey double glazed bi-folding doors open up to the rear enclosed patio. LED downlighting. Access to the Utility Room & open archway leading to the Dining Room.

**Dining Room 13'10" x 11'7" (4.23m x 3.54m)**

Storage cupboards within the chimney breast. Laminate flooring. Radiator.

**Utility Room 6'5" x 5'6" (1.98m x 1.69m)**

Plumbing for washing machine & space for dryer. Worktops & wall units matching the Kitchen. UPVC double glazed door to the rear aspect. Access to ground-floor W/C.

**Ground-Floor W/C 5'11" x 3'3" (1.82m x 1.01m)**

Low-level W/C & hand basin both in vanity units. Tiled walls & floor. UPVC double glazed window to the side aspect. LED downlighting.

**First Floor**

**Split-Level Landing**

Access to the Family Bathroom and two storage cupboards. Staircase continues to the main landing.

**Family Bathroom 10'4" x 8'11" (3.17m x 2.72m)**

Corner bathtub. Low-level W/C in vanity unit. Walk-in double shower cubicle with thermostatic shower. Hand basin in vanity unit. Tiled floor & walls. UPVC double glazed window to the side aspect. LED downlighting.

**Landing**

Carpeted. Stairs leading to the second floor.

**Bedroom One 16'8" x 13'10" (max) (5.09m x 4.23m (max))**

Fitted sliding wardrobes. 2x UPVC double glazed windows to the front aspect. LED downlighting. Carpeted. Radiator.

**Bedroom Two 13'11" x 12'11" (max) (4.25m x 3.94m (max))**

Fitted sliding mirrored wardrobes. Laminate flooring. UPVC double glazed window to the rear aspect. Radiator. Access to En-Suite.

**Bedroom Two En-Suite 5'5" x 5'4" (max) (1.67m x 1.65m (max))**

Hand basin & low-level W/C in vanity unit. Walk-in corner shower cubicle. Tiled walls.

**Second Floor**

**Bedroom Three 18'8" x 9'1" (max) (5.71m x 2.79m (max))**

Laminate flooring. Radiator. Exposed beams. 2x Velux windows to the rear aspect.

**Bedroom Four 12'6" x 9'4" (3.82m x 2.86m)**

Laminate flooring. Radiator. Velux window to the front aspect.

**Second Floor Bathroom 6'0" x 5'10" (1.84m x 1.79m)**

Panel bath with shower above. Folding glazed shower screen. Hand basin & low-level W/C in the vanity unit. Tiled walls. Vinyl flooring. Velux window to the front aspect.

**External**

**Rear Elevation**

Enclosed patio area providing ample outdoor seating space. Gated access to the alley.

**Disclaimer**

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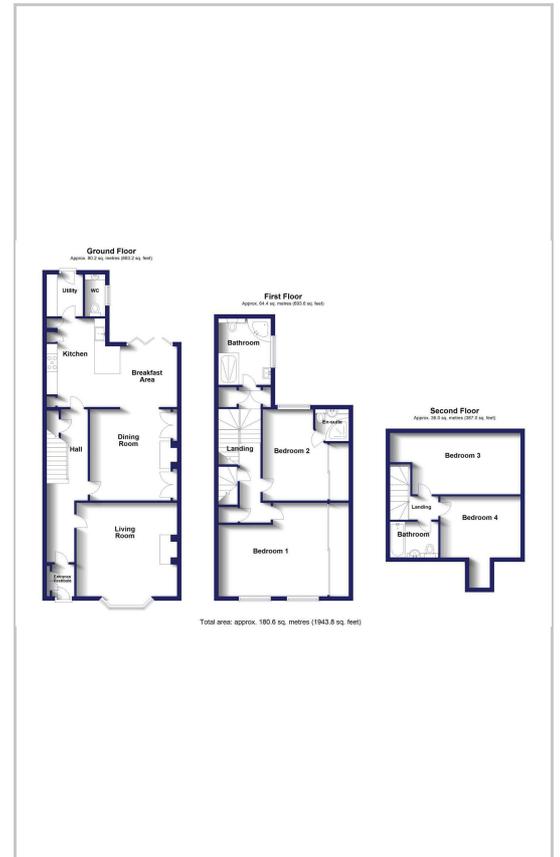
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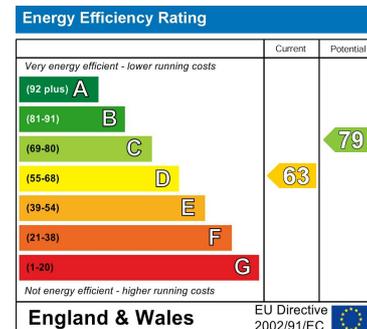
## Area Map



## Floor Plans



## Energy Efficiency Graph



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