



# Inglebys

Estate Agents



## 11 Bristol Avenue

Saltburn-By-The-Sea, TS12 1BW

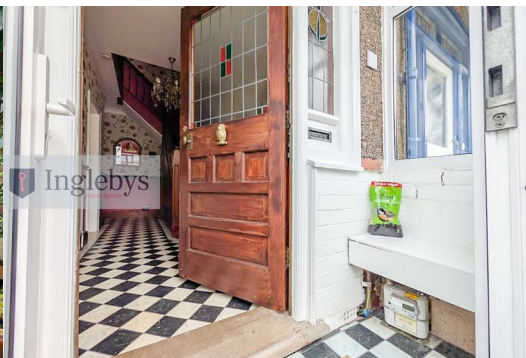
**£345,000**



A well-presented three-bedroom mid-terrace home situated on the highly sought-after Bristol Avenue in the delightful town of Saltburn-by-the-Sea. Offering spacious and well proportioned accommodation throughout, the property also benefits from an ADDITIONAL LOFT ROOM to the second floor, ideal for a home office, playroom or occasional guest space.

Externally, there is an enclosed rear garden and the added advantage of a garage to the rear. Offered vacant with no onward chain, the property is ideally located close to local amenities, schools and transport links, making it an excellent opportunity for families and buyers looking for a straightforward purchase.

Early viewing is highly recommended.



Tenure: Freehold

Council Tax Band: Band C

EPC Rating: Awaiting Certificate

#### Entrance Porch

An enclosed double-glazed entry porch opens to a large solid wood front door. Tile effect vinyl flooring.

#### Entrance Hallway

Large solid wood front door with stained glass feature. Stairs leading to the first floor. Radiator. Under-stair storage. Tile effect flooring.

#### Living Room 16'0" x 14'9" (4.88m x 4.50m)

uPVC double glazed bay window with stained glass feature to front aspect. Exposed real wood floorboards. Open fireplace with cast-iron back, tiled hearth and wood surround. Radiator.

#### Dining room 10'11" x 8'9" (3.35m x 2.69m)

uPVC French Doors to the rear. Open fireplace with tiled back and hearth and wood surround. Laminate flooring. Radiator.

#### Breakfast Room 10'10" x 7'5" (3.32m x 2.27m)

uPVC window to rear aspect. Gas fire with tiled hearth and wood surround. Glazed timber frame storage cupboard. Stained glass feature window leading through to the Entrance Hall. Laminate flooring.

#### Kitchen 8'7" x 6'0" (2.63m x 1.84m)

uPVC window to side aspect. A range of wall and base units. Granite effect laminate worktop. Gas hob and electric oven. 2 x composite sinks with stainless steel mixer tap. LED downlights. Laminate flooring.

#### First Floor

##### Bathroom 8'10" x 3'2" (2.71m x 0.97m)

2 x Frosted double glazed windows to the rear. Victorian claw roll top bath. Low-level WC. Pedestal hand-basin. Vertical radiator. Walk-in shower cubicle with electric shower.

##### Bedroom One 13'10" x 10'6" (4.22m x 3.22m)

uPVC bay window to the rear aspect. Radiator. Walk-in storage/wardrobe. Exposed wooden floorboards.

##### Bedroom Two 13'4" x 10'4" (4.07m x 3.16m)

uPVC bay window to the front aspect with stained glass feature. Built in storage cupboards. Exposed wooden floorboards.

##### Bedroom Three 9'1" x 8'8" (2.78m x 2.65m)

uPVC window to the front aspect with stained glass feature. Radiator.

#### Second Floor

##### Attic Room 19'6" x 8'7" (5.95m x 2.63m)

2 x Velux windows to the rear. Radiator. Exposed wooden beams. Carpeted.

#### Externally

##### Rear Garage

The property also benefits from access to a rear garage providing additional storage or parking.

##### Front Elevation

An attractive and well-maintained front elevation featuring a beautifully landscaped garden with mature shrubs, established trees and decorative gravelled areas. A charming stone pathway leads to the entrance, while the bay-fronted façade adds to the property's kerb appeal.

##### Rear Elevation

The rear of the property features an enclosed garden with mature shrubs, established hedging and stone paved pathways. There is a decked seating area positioned near the rear entrance, along with planted borders and decorative gravelled sections.

#### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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