



Inglebys

Estate Agents



1 Laurel Close

Saltburn-By-The-Sea, TS12 1JA

£329,500

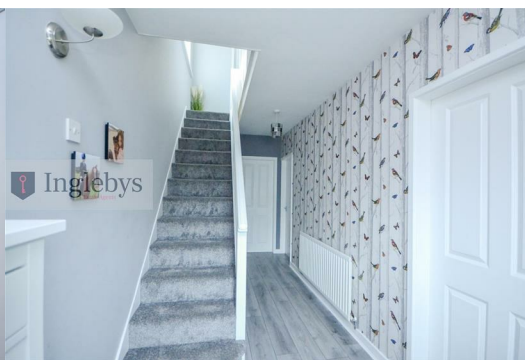


Nestled in the tranquil Laurel Close, Saltburn-By-The-Sea, this charming semi-detached house offers a perfect blend of comfort and convenience. With two reception rooms and three well-proportioned bedrooms this property is ideal for families.

A large driveway offers generous off-street parking, complemented by a garage that adds further convenience for storage or vehicle protection.

Set in a quiet location, this home is perfect for those who appreciate a peaceful environment while still being close to local amenities and the beautiful coastline of Saltburn. The garden provides a lovely outdoor space, ideal for enjoying sunny days, gardening, or simply unwinding in a serene setting.

This property presents an excellent opportunity for anyone looking to settle in a desirable area, combining spacious living with a welcoming atmosphere. Don't miss the chance to make this delightful house your new home.



Tenure: Freehold

Council Tax Band: C

EPC Rating - D

Entrance 17'3" x 6'2" (5.27m x 1.88m)
uPVC front door, laminate flooring, stairs leading to first floor.

Living Room 13'11" x 11'10" (4.26m x 3.63m)
uPVC window to front aspect, carpet flooring, radiator, gas fire.

Dining Room 12'1" x 11'10" (3.69m x 3.63m)
uPVC French Doors leading to rear garden, carpet flooring, radiator.

Kitchen 12'3" x 9'1" (3.74m x 2.79m)
uPVC window to side aspect, range of white wall, base units, radiator, stainless steel sink, dishwasher, freestanding ooker.

Downstairs W/C 6'0" x 2'3" (1.84m x 0.71m)
uPVC window, low-level W/C, pedestal sinl, radiator, laminate flooring.

Landing First Floor
Carpet flooring, window to side aspect, access loft room.

Bathroom 8'2" x 7'3" (2.49m x 2.23m)
uPVC window, low-level W/C, pedestal sink,chrome towel rail, panel bath with overhead shower and glass screen, vinyl tile flooring, storage.

Bedroom One 13'11" x 11'0" (4.25m x 3.36m)
uPVC window to front aspect,radiator, carpet flooring.

Bedroom Two 11'9" x 11'0" (3.59m x 3.36m)
uPVC window, radiator, carpet flooring.

Bedroom Three 7'6" x 7'4" (2.30m x 2.24m)
uPVC window to front aspect, carpeted flooring, radiator, built in cupboard.

Loft Room
Large Loft Room, carpet flooring, storage.

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.

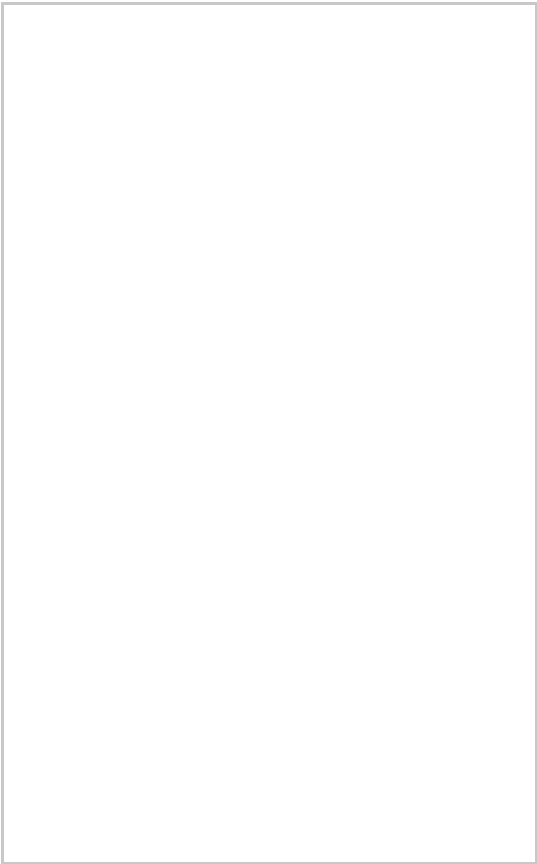
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

External
Rear Garden. Paved area and laid lawn. Garage to the front of the property and large driveway x 2 cars.

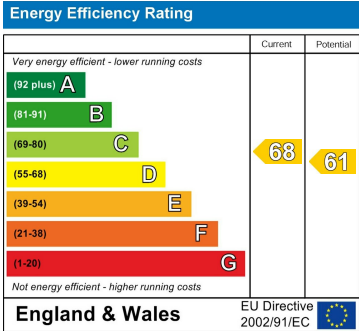
Area Map



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.