



Inglebys

Estate Agents



5 Sycamore Avenue

Saltburn-By-The-Sea, TS12 1PF

Offers Around £235,000



A beautifully presented 3-bedroom semi-detached family home boasting open-plan living spaces, conservatory, private rear garden, driveway and garage. Perfectly positioned in a quiet yet convenient location.



The ground floor welcomes you with a bright and spacious open-plan living and dining area, creating a sociable hub for both everyday life and entertaining. A stunning fitted kitchen sits at the heart of the home, thoughtfully designed with contemporary units and ample workspace, while the adjoining conservatory provides a versatile additional reception space overlooking the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom, all presented to a high standard throughout.

Externally, the home enjoys a private rear garden featuring a lawn and paved patio area, perfect for relaxing, children's play or summer gatherings. To the front, a double driveway leads to a single garage, offering excellent off-street parking and storage.

Tucked away in a quiet part of town yet within easy reach of local shops, schools, transport links and leisure facilities, this superb home delivers both tranquility and convenience in equal measure.

Tenure: Freehold.

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

EPC Rating: C-Rating.

Entrance Vestibule 6'4" x 3'8" (1.94m x 1.12m)

UPVC Double glazed door & side panel to the front elevation. Laminate flooring. Wooden glazed door opening to the Hall.

Hall 11'10" x 6'6" (3.61m x 2.00m)

Laminate flooring. Radiator. Stairs leading to the first floor. Radiator.

Living Room & Dining Area 22'0" x 10'7" (6.71m x 3.23m)

UPVC double glazed bow window to the front aspect. Laminate flooring. 2x radiators. Double doors open to the Conservatory.

Conservatory 12'4" x 7'6" (3.76m x 2.31m)

UPVC double glazed windows to the side & rear aspect with double glazed door opening to the rear garden.

Kitchen 16'8" x 10'2" (5.10m x 3.12m)

A range of wall, base & drawer units. Laminate worktops incorporating composite 1 1/2 bowl sink with single drainer & mixer tap. Integrated eye-level double electric oven & separate ceramic hob. Extractor hood. Wine cooler. Breakfast bar. Integrated fridge, freezer and dishwasher. Laminate flooring. 2x UPVC double glazed windows to the rear aspect & door to the side elevation.

First Floor

Landing

Carpeted. UPVC double glazed window to side aspect.

Bedroom One 11'4" x 8'11" (3.47m x 2.74m)

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

Bedroom Two 10'5" x 8'11" (3.18m x 2.74m)

UPVC double glazed window to the front aspect. Carpeted. Fitted bedroom furniture. Radiator.

Bedroom Three 8'2" x 7'6" (2.51m x 2.29m)

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

Shower Room 8'1" x 5'4" (2.48m x 1.65m)

Walk-in shower cubicle. Hand basin. Low-level W/C. Vinyl flooring. UPVC double glazed frosted window to the rear aspect.

External

Front Elevation

Double driveway leading to single garage with 'up & over' door providing ample off-street parking. Enclosed garden / patio area with established borders. Gated pathway leads to the Rear Elevation.

Rear Elevation

Beautiful south-facing rear garden consisting of paved patio / outdoor seating space leading to the garden area, laid to lawn with borders.

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		76	81
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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