



# Inglebys

Estate Agents



## 22 Wilton Bank

Saltburn-By-The-Sea, TS12 1PG

**£325,000**



Situated in a peaceful location, a superb 3-bedroom detached family home boasting beautiful gardens and complete with off-street parking.



Tenure: Freehold.

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

EPC Rating: D

**Entrance Vestibule 6'1" x 2'7" (1.87m x 0.79m)**

UPVC double glazed window to the front & side aspects. Composite UPVC door to the front elevation.

**Hall 13'6" x 10'7" (max) (4.13m x 3.25m (max))**

Carpeted. Stairs leading to the first floor. Under-stairs storage. Access to Ground-Floor Bathroom & Living Room.

**Living Room & Dining Area 21'11" x 13'9" (6.69m x 4.20m)**

Open-plan living & dining room. UPVC double glazed window to the front aspect. Carpeted. Gas fire. Remote control ceiling fan with LED lighting. Glazed sliding doors open to the Conservatory.

**Conservatory 13'4" x 12'10" (4.08m x 3.93m)**

UPVC double glazed. Carpeted. UPVC door opening to the Garden. Fitted air-conditioning unit. Infrared heater.

**Kitchen 20'1" x 16'8" (max) (6.13m x 5.10m (max))**

L-Shaped kitchen comprising of a range of wall, base & drawer units. Granite worktops incorporating Belfast sink with drainer grooves & mixer tap. Space for American fridge / freezer. Plumbing for dishwasher. Integrated eye-level oven, microwave & plate-warmer. 5-ring gas hob. Extractor hood. 2x UPVC double glazed windows to the rear aspect with UPVC stable door opening to the rear. LED downlighting. 2x infrared heaters. Vinyl flooring. Access to the Garage / Utility Area.

**Ground-Floor Bathroom 8'0" x 5'2" (2.46m x 1.59m)**

Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. UPVC double glazed window to the front aspect. LED downlighting. Vinyl flooring.

**First Floor**

**Landing**

UPVC double glazed window to the side aspect. Carpeted. Storage cupboard.

**Bedroom One 16'2" x 12'0" (4.93m x 3.66m)**

UPVC double glazed window to the front aspect. Laminate flooring. Remote control ceiling fan with LED lighting. Fitted wardrobes.

**Bedroom Two 12'1" x 9'9" (3.69m x 2.99m)**

UPVC double glazed window to the rear aspect. Carpeted. Fitted wardrobes.

**Bedroom Three 10'6" x 8'11" (3.21m x 2.72m)**

Fitted wardrobes. 2x UPVC double glazed windows to the side & rear aspects. Remote control ceiling fan with LED lighting. Carpeted.

**Shower Room 8'3" x 5'5" (2.54m x 1.67m)**

Walk-in double shower cubicle. Hand basin & low-level W/C with vanity units. LED downlighting. UPVC double glazed frosted window to the front aspect. Vinyl flooring.

**External**

**Front Elevation**

A beautifully maintained, private garden space laid to lawn with a large variety of mature plants, greenery & established borders. Patio / outdoor seating area. Greenhouse & storage shed. Off-street parking for 1x car. Gated access to the Rear Elevation.

**Rear Elevation**

A paved patio / outdoor seating area with a range of mature plants, trees & rockeries. Pathway leads to a brick-built potting shed.

**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.

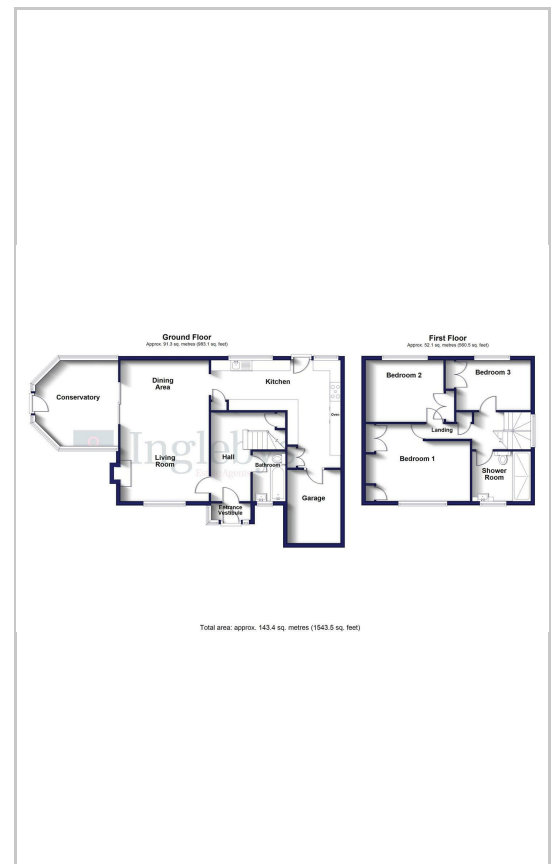
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

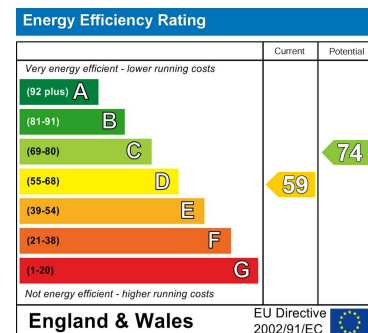
## Area Map



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

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com