



# Inglebys

Estate Agents



## 34 Ruby Street

Saltburn-By-The-Sea, TS12 1EG

**Offers Around £305,000**



A beautifully presented three-bedroom terraced home on Ruby Street, offering stylish interiors, generous living space, and character features throughout.



This well-maintained three-bedroom terraced property on Ruby Street combines classic charm with modern practicality, making it an ideal home for families, first-time buyers, or those looking to upsize.

The property welcomes you with a bright and inviting living room, enhanced by a log burner that creates a cosy focal point while still allowing plenty of natural light to flow through the space. To the rear, the kitchen is both functional and full of character, featuring a space for a Range cooker within the chimney breast, alongside ample workspace and storage.

Beyond the kitchen, the home continues to impress with a separate dining area and an additional utility room, offering flexibility for everyday living. A convenient ground floor W/C adds to the practicality.

Upstairs, a split-level landing leads to three well-proportioned bedrooms, each offering comfortable and versatile accommodation. The spacious family bathroom is also located on this level, providing a bright and relaxing space.

Externally, the property benefits from an enclosed rear yard with gated access to the alley, as well as an additional storage room accessed from the utility.

Overall, this is a fantastic opportunity to secure a spacious and stylish home in a popular residential location, ready to move straight into.

Tenure: Freehold.

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

EPC Rating: Awaiting Certificate.

**Entrance Vestibule 5'3" x 3'0" (1.62m x 0.92m)**

Composite UPVC door to the front aspect. Wooden glazed door opens to the Hall.

**Hall 28'4" x 6'6" (max) (8.65m x 2.00m (max))**

Laminate flooring. Stairs leading to the first floor. Access to Living Room, Kitchen, Utility & Ground-Floor W/C.

**Living Room 14'0" x 14'0" (4.29m x 4.29m)**

UPVC double glazed bay window to the front aspect. Laminate flooring. Log-burning stove in the chimney breast. Coving. Radiator.

**Kitchen 13'10" x 11'2" (4.23m x 3.41m)**

A range of wall, base & drawer units. Laminate worktops and matching upstands incorporating white enamel 1 1/2 bowl sink with single drainer & mixer tap. Flavel cooker within the chimney breast. Tiled floor. UPVC double glazed window to the rear aspect.

**Utility Area 12'5" x 6'10" (3.79m x 2.10m)**

Tiled floor. Laminate worktops incorporating composite black sink with single drainer & mixer tap. Wall-mounted combi-boiler. Plumbing for washing machine & space for tumble dryer. UPVC double glazed window to the side aspect. Open archway to the Dining Area.

**Dining Area 7'9" x 6'10" (2.37m x 2.10m)**

Flooring continues from the Utility Area. Access to spacious store room. UPVC double glazed window to the side aspect and door opening to the yard.

**Ground-Floor W/C 5'7" x 2'5" (1.72m x 0.74m)**

Low-level W/C. Hand basin.

#### First Floor

##### Split-Level Landing

Carpeted. Access to the Bathroom and all 3 Bedrooms.

**Bedroom One 14'0" x 11'2" (4.28m x 3.41m)**

UPVC double glazed window to the rear aspect. Double storage cupboards in the chimney alcoves. Laminate flooring. Radiator.

**Bedroom Two 14'2" x 10'2" (4.32m x 3.12m)**

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

**Bedroom Three 10'4" x 6'10" (3.16m x 2.10m)**

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

**Bathroom 12'5" x 7'1" (3.81m x 2.17m)**

Walk-in corner shower cubicle. Panel bath. Hand basin. Low-level W/C. Laminate flooring. PVC Cladded walls & ceiling. 2x UPVC double glazed windows to the side aspect.

#### External

##### Rear Elevation

Enclosed courtyard with gated access to the alley.

##### 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.

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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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