



# Inglebys

Estate Agents



## 8 Johnston Avenue

Saltburn-By-The-Sea, TS12 1QW

**£195,000**



Ideally located in Saltburn , this family home spans an impressive 1,076 square feet, providing ample space for family living or entertaining guests.

With three well-proportioned bedrooms and additional loft rooms, presenting an opportunity for further development, whether as extra bedrooms, a home office, or a creative space.

With a lawned garden to the front and an extensive and enclosed rear garden with hot tub.

Vacant possession - available immediately.





Tenure: Freehold.

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

EPC Rating: D.

**Entrance Hallway 13'11" x 5'6" (4.26 x 1.69)**

Partially glazed uPVC entrance door.

Storage cupboards.

**Living Room 18'8" x 10'8" (5.69 x 3.26)**

Double glazed window to the front and rear aspects.

Radiator.

**Kitchen/Dining Room 13'11" x 12'8" (4.26 x 3.87)**

Double glazed windows to the rear and side aspects.

A range of fitted wall and base units with granite effect roll top work surfaces.

Half tiled walls.

Stainless steel sink with mixer tap.

Range-style cooker with splash back and extractor hood.

Washing machine.

Wood effect vinyl flooring.

Door to the rear garden.

**First Floor Landing**

Double glazed window to the side aspect.

Loft access hatch providing access to the fully boarded loft.

**Bedroom One 11'10" reducing to 10'6" x 9'10" (3.63 reducing to 3.22 x 3.0)**

Double glazed window to the rear aspect.

**Bedroom Two 14'0" reducing to 12'10" x 9'10" (4.29 reducing to 3.93 x 3.02)**

Double glazed windows to the side and rear aspects.

**Bedroom Three 8'6" x 7'2" (2.60 x 2.19)**

Double glazed window to the front aspect.

**Family Bathroom 5'5" x 8'9" (1.66 x 2.68)**

Double glazed, frosted windows to the front aspect.

A modern, three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.

Concertina shower screen.

Fully tiled walls.

**Loft Rooms 19'3" x 14'6" (5.88 x 4.43)**

Split into two rooms with a small opening between.

Velux window.

**Front garden**

The gated garden to the front is mainly laid to lawn.

**Rear Garden**

An extensive, enclosed and hedge-lined rear garden with storage sheds and hot tub.

**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.

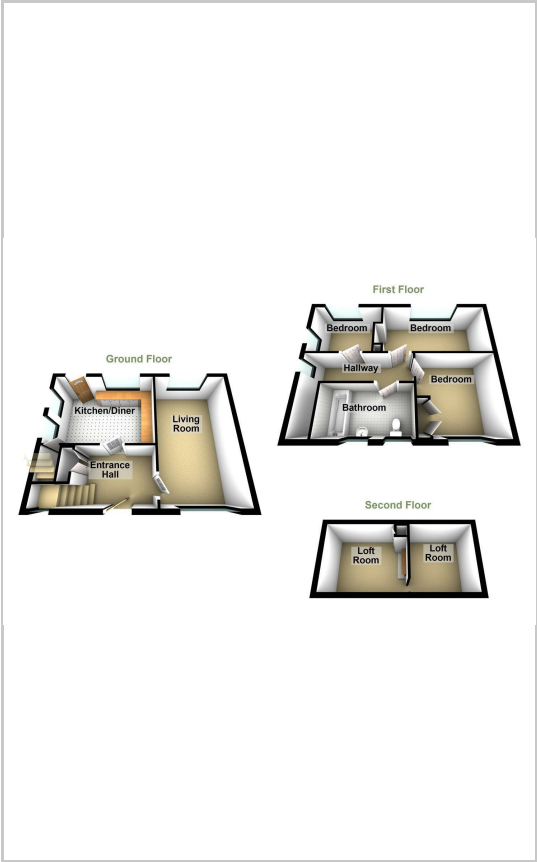
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

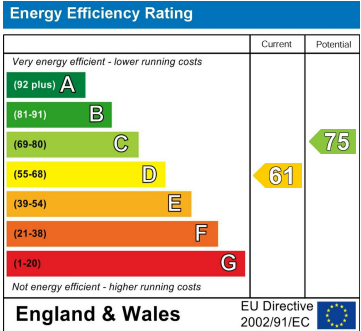
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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