



Inglebys

Estate Agents



64 Woodrow Avenue

Saltburn-By-The-Sea, TS12 1NN

£950 Per Month



Recently refurbished three-bedroom home on Woodrow Avenue in Saltburn-by-the-Sea, finished with a clean, modern feel throughout.

The property offers two reception rooms, a newly fitted kitchen, three bedrooms, and a well-presented bathroom.

To the rear is a fully enclosed garden, providing private outdoor space that's easy to enjoy and maintain.

Well located for local amenities and the coast, this is a straightforward, ready-to-move-into home suited to families or professionals.



Council Tax: Redcar & Cleveland Borough Council. Band-

EPC Rating: Rating.

Entrance

Stairs leading to first floor. Storage cupboard. Laminate flooring.

Kitchen

Laminate flooring continued. A range of wall, drawer and base units. Stainless steel sink and mixer tap. uPVC windows x 2. LED downlights. Plumbing for washing machine. uPVC door to rear.

Living Room

The living room is dual aspect, French doors open directly onto the rear garden, while windows wrap around the far end of the room with electric radiator. Laminate flooring continued. uPVC window to front aspect. Radiator. Electric fire.

First floor

Bathroom

Panelled bath with overhead shower. Glass screen. Wall mounted radiator. Low-level W/C. Hand-basin set within a vanity unit. uPVC window. Laminate flooring.

Bedroom One

Carpeted. Radiator. 2 x uPVC window to the rear aspect.

Bedroom Two

Carpeted. Storage cupboard. uPVC window to the rear aspect. Radiator.

Bedroom Three

Carpeted. uPVC window to the front aspect. Radiator.

External

The rear garden has been recently landscaped and is well maintained, featuring a newly laid lawn and new fencing. Designed with ease of upkeep in mind, it provides a neat, low-maintenance outdoor space suitable for everyday use.

Outbuilding

A brick-built outbuilding with its own water supply, fitted with a Belfast sink, providing a useful and practical space for utility use & 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.

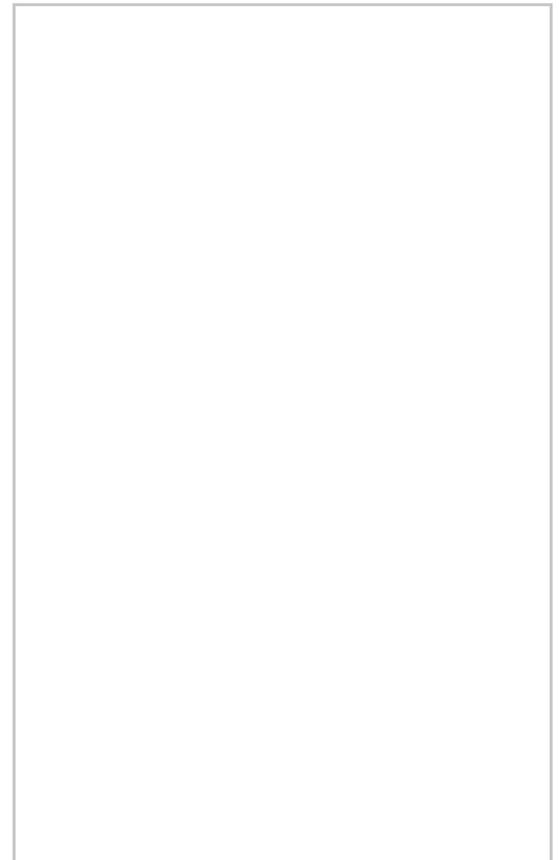
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Area Map



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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