



# Inglebys

Estate Agents



## 23 Randolph Street

Saltburn-By-The-Sea, TS12 1LN

**£269,950**



A well presented 3-bedroom end-of-terrace property situated in the sought-after residential area of Randolph Street, in the delightful town of Saltburn-by-the-Sea.

This light and airy home offers tasteful décor throughout and is conveniently located within easy reach of local amenities. Featuring a spacious living room, separate dining room, and well-proportioned accommodation, the property is ideal for families, first-time buyers, or those seeking a charming coastal home.

Early viewing is highly recommended to fully appreciate the space, style, and excellent location this charming home has to offer.



Tenure: Freehold

Council Tax: Band B

EPC Rating: D

### Entrance Hall

Stairs rising to the first floor with an under stairs storage cupboard. Karndean flooring. Radiator.

### Living Room 24'5" x 11'6" (7.46m x 3.51m)

Double glazed windows to the front and rear aspects. Karndean flooring. Attractive stone surround housing a living flame effect gas fire. Two radiators.

### Dining Room 15'3" x 9'0" (4.67m x 2.75m)

Double glazed window to the side aspect. Radiator.

### Kitchen 11'4" x 9'0" (3.47m x 2.75m)

Double glazed window to the side aspect. Fully fitted with a range of modern and matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap over. Integrated fridge freezer, washing machine, dryer. Built in electric oven accompanied by Rangmaster four ring gas hob with extractor hood over. Tiled effect flooring.

### Landing 7'9" x 6'11" (2.38m x 2.11m)

Loft access provided by a hatch. The loft is boarded and has power and light.

### Bedroom One 11'9" x 10'11" (3.60m x 3.33m)

Double glazed window to the front aspect. Fitted wardrobes. Radiator.

### Bedroom Two 12'4" x 10'11" (3.76m x 3.33m)

Double glazed window to the rear aspect. Radiator.

### Bedroom Three 7'10" x 7'9" (2.40m x 2.38m)

Double glazed window to the front aspect. Radiator.

### Bathroom 8'11" x 7'9" (2.74m x 2.38m)

Double glazed window to the rear aspect. Four piece luxurious bathroom suite comprising of a low-level WC, claw foot bath, pedestal wash hand basin and a glazed shower cubicle. Karndean flooring. LED downlights. Radiator.

### Externally

There is a gravelled forecourt to the front of the property. To the rear is a paved walled patio garden with decking. Storage shed with additional 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.

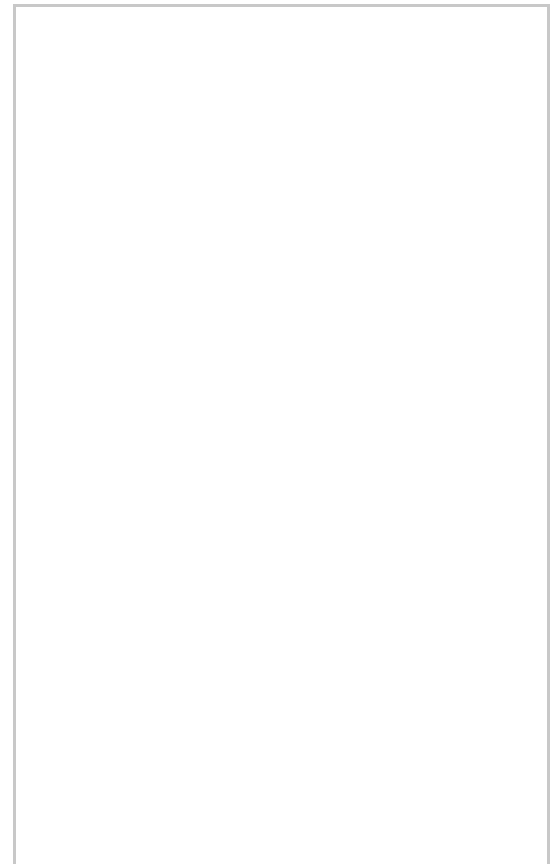
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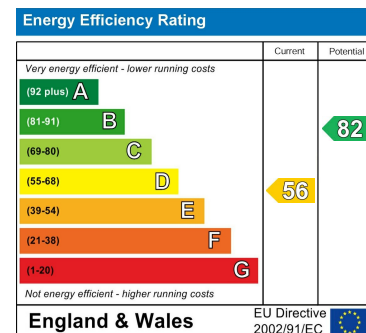
## Area Map



## Floor Plans



## Energy Efficiency Graph



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