



# Inglebys

Estate Agents



## 28 Irvin Avenue

Saltburn-By-The-Sea, TS12 1QH

**£269,500**



An extended and immaculately presented 3 bedroom semi-detached residence with established enclosed rear garden, with off street parking, and detached garage. Available with Immediate Vacant Possession - No Onward Chain



Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band C  
 EPC Rating: Await EPC

**Entrance Hall**

uPVC door, double glazed window to the side aspect, stairs rising to the first floor, storage cupboard, radiator

**Living Room 13'10" x 13'5" (4.24m x 4.11m)**

uPVC bay window, electric fire in oak surround with marble insert and hearth, radiator

**Dining Area 13'5" x 11'3" (4.11m x 3.43m)**

Open plan to the kitchen, radiator

**Kitchen 13'3" x 12'3" (4.06m x 3.74m)**

Range of cream gloss wall base and drawer units, laminate effect worktops, inset stainless steel sink with drainer and mixer tap, double eye level electric oven, five ring gas hob. Integrated fridge freezer, dishwasher and wine cooler. Windows to the side and rear aspects, door to the rear garden. Velux window with electric blind, white vertical radiator

**First Floor**

**Landing**

Window to the side aspect, access to the loft via pull down ladder.

**Family Bathroom**

Recently fitted with white suite, panel bath, corner glazed shower cubicle, low level w.c in vanity unit, wash hand basin in vanity unit. 2 uPVC windows to the side aspect. towel rail.

**Bedroom One 11'6" x 11'3" (3.52m x 3.45m)**

uPVC window to the rear aspect, fitted wardrobes, radiator

**Bedroom Two 11'6" x 11'3" (3.53m x 3.44m)**

uPVC window to the front aspect, radiator

**Bedroom Three 8'2" x 7'11" (2.5m x 2.42m)**

uPVC window to the front aspect, built in wardrobes, radiator

**Externally**

Off street parking, detached garage with up and over door accessed via shared driveway

Establish rear garden with a variety of plants and shrubs, two separate seating areas to make the most of the sun.

**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.

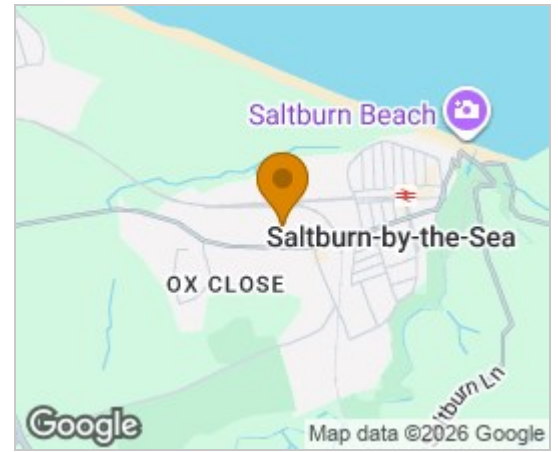
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

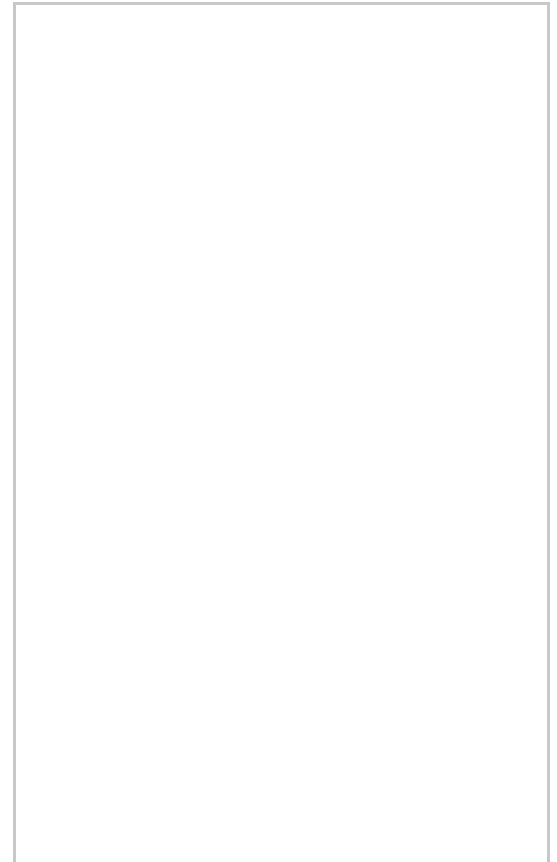
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	