



# Inglebys

Estate Agents



## 7 Ruskin Avenue

Saltburn-By-The-Sea, TS12 1QB

**£335,000**



This semi-detached house boasts three reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there's plenty of space for the whole family to enjoy.



Within a sought after peaceful location, a deceptively spacious 3-bedroom semi-detached residence complete with side extension and private enclosed garden to the rear. Off-street parking available for multiple cars making this property a splendid family home. Maintained to a high standard by the current owner the property benefits from 2x reception rooms to the ground floor a modern utility space & ground-floor W/C, and shower room.

Tenure Details: Freehold..

Council Tax Band: Band C.

EPC Rating: Awaiting Certificate.

Entrance

Carpeted. uPVC stained glass window. Stairs leading to first floor.

Living room 13'11" x 12'9" (4.25m x 3.91m)

Carpeted. Wooden frame window with stained glass feature. Gas fire with wood surround. Cornice.

Lounge 16'2" x 11'10" (4.94m x 3.63)

Partially tiles walls, spotlights, gas fire, double sliding doors to dining area

Kitchen / Diner 23'3" x 7'0" (7.09m x 2.15m)

Full range of base, wall and drawer units Corian worktops, stainless steel sink with mixer tap, integrated double oven, Neff Induction hob with extractor over, integrated dishwasher and fridge freezer. uPVC window to the side aspect, radiator, spotlights, Amtico flooring.

Dining Area

uPVC doors to the rear garden, 3 x Velux windows, door to utility, radiator

Utility / Cloakroom 23'3" x 6'11" (7.09m x 2.13m)

Range of base and wall units, laminate worktops, composite sink, fridge freezer, plumbing for washing machine, space for dryer, radiator, Amtico flooring, Velux window. uPVC door to the front aspect

Shower Room / WC 7'11" x 3'11" (2.43m x 1.20m)

Tiled floor, walk in shower, Low level w.c and wash-hand basin in vanity unit, radiator, door leading to workshop

Workshop

Rubber floor, electric, uPVC window and uPVC door to rear garden.

Bedroom One 13'1" x 10'9" (4.01m x 3.28m)

uPVC window to the front aspect, wardrobes, carpet, radiator

Bedroom Two 11'8" x 11'6" (3.57m x 3.51m)

uPVC window to the rear, wardrobes carpet, radiator

Family Bathroom 11'10" x 7'0" (3.61m x 2.14m)

Freestanding bath with mixer tap, low level w.c, wash hand basin in vanity unit, walk in shower cubicle, partially tiled walls tiled floor, uPVC window, radiator

Bedroom Three 7'1" x 7'0" (2.18m x 2.15m)

uPVC window to the front aspect, radiator, carpet

Externally

Outhouse

Front

Block paved driveway providing off street parking

Rear

Laid mainly to lawn with a variety of trees and bushes, stone patio area

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.

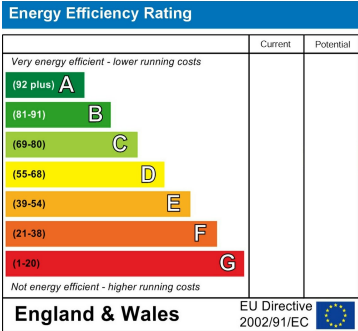
Area Map



Floor Plans



Energy Efficiency Graph



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