



# Inglebys

Estate Agents



## 31 Randolph Street

Saltburn-By-The-Sea, TS12 1LN

**Offers Around £169,950**



Welcome to this charming terraced house on Randolph Street, located in the sought-after area of Saltburn-By-The-Sea. Built-in 1900 and in need of some tender loving care, you are greeted by two inviting reception rooms, the property boasts a well-maintained bathroom, additionally, the loft room provides a versatile space that can be transformed to suit your lifestyle.

Situated close to a vibrant and cosmopolitan town centre, you'll have easy access to a variety of amenities, including shops, restaurants, and cafes as well as the promenade/beach front. The central location of this house allows you to immerse yourself in the vibrant community of Saltburn-By-The-Sea while still enjoying the tranquillity of a residential neighbourhood.



The property benefits from gas central heating from a relatively new combi boiler and white uPVC double glazing throughout, and is ready for somebody to come in and put their own personality on it. The property benefits from a separate utility area to the rear of the kitchen, the addition of a very useable loft room and well proportioned enclosed yard.

Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: Certificate to follow.

**Lounge 10'7" x 10'6" (3.23m x 3.22m)**

An open plan lounge/dining area with large bay window to the front providing ample natural light to the living area, single radiator, wood effect fire surround with marble hearth and back plate, brass Adams style fire.

**Dining Room 11'6" x 10'6" (3.53m x 3.22m)**

Open plan from the lounge, with a uPVC window to the rear aspect, single radiator and under-stairs storage.

**Kitchen 11'0" x 7'4" (3.37m x 2.25m)**

A galley styled kitchen with wood effect vinyl flooring, a range of wall and base units finished with laminated worktops and tiled splashbacks, cream stone effect sink/drainage with mixer tap, stainless steel gas hob and electric oven with hood over. wall mounted combi boiler, white uPVC window to the rear courtyard and door to the utility room.

**Utility Room 6'11" x 7'4" (2.12m x 2.25m)**

A spacious utility area with tiled flooring, electricity and plumbing for washing facilities, window to the rear courtyard and door providing access to the rear yard.

**First Floor**

**Bathroom 7'8" x 7'2" (2.36m x 2.20m)**

With tiled effect vinyl to the floor, a white bathroom suite with electric shower over the bath, glass screen and partly tiled to the bath area, single radiator and uPVC window to the rear aspect.

**Separate WC**

A separate toilet with white toilet and white uPVC window to the side aspect.

**Bedroom One 11'0" x 10'5" (3.36m x 3.20m)**

A double bedroom with white uPVC window to the front aspect and single radiator, built in wardrobes to the alcoves and door providing access to the loft room.

**Bedroom Two 11'6" x 8'2" (3.53m x 2.51m)**

A relatively spacious bedroom with white uPVC window to the rear aspect, single radiator and storage cupboard.

**Loft Room 14'6" x 12'9" (4.44m x 3.90m)**

Accessed from the main bedroom, a spacious loft room with velux window to the rear aspect, storage to the eaves.

**Externally**

A spacious enclosed courtyard to the rear with gate providing access to the back street.

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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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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