



# Inglebys

Estate Agents



## 85 Wilton Bank

Saltburn-By-The-Sea, TS12 1NS

**£225,000**



Offered for sale with vacant possession is this three bedroom family home at Wilton Bank. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. In need of some degree of modernisation, offering the perfect opportunity to renovate to your own specification.

With front and back gardens, off street parking and an integrated garage.

Saltburn-By-The-Sea is renowned for its stunning coastline and vibrant community, offering a range of local amenities, shops, and recreational activities. This home not only provides a comfortable living space but also places you within easy reach of the beautiful beach and scenic countryside.

Call us today to arrange your viewing appointment.



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

**Porch**  
 uPVC glazed porch

**Living Room 21'5" x 13'0" (6.53 x 3.98)**  
 Two double glazed windows.  
 Electric fire with a wooden surround and tiled back and hearth.  
 French doors, opening to the rear garden.

**Kitchen 10'11" x 9'0" (3.35 x 2.76)**  
 Double glazed window.  
 Fitted wall and base units with wooden roll top work surfaces.  
 Composite sink unit with mixer tap.  
 uPVC door, opening to the rear garden.  
 Tiled splashbacks.  
 Ceramic tiled flooring.

**Hallway**  
 Courtesy door to the Garage.

**Family Bathroom 12'7" x 6'11" (3.86 x 2.11)**  
 Double glazed, frosted window to the rear.  
 A four piece bathroom suite comprising of a low level WC, pedestal wash hand basin, a panelled bath and a glass shower enclosure.  
 Half tiled walls.  
 Ceramic tiled flooring.

**Bedroom One 14'4" x 11'1" (4.39 x 3.39)**  
 Double glazed window to the front aspect.  
 Fitted wardrobes.

**Bedroom Two 13'0" x 10'9" (3.98 x 3.29)**  
 Double glazed window.  
 Fitted robes.

**Bedroom Three 9'0" x 7'9" (2.75 x 2.37)**  
 Double glazed window.

**Garage**  
 Integrated Garage with up and over door, power and light.

**External**  
 To the rear of the property is an enclosed garden, which is mainly laid to lawn and a paved patio.  
 The front garden is also lawned with a paved driveway providing off street parking.

**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.

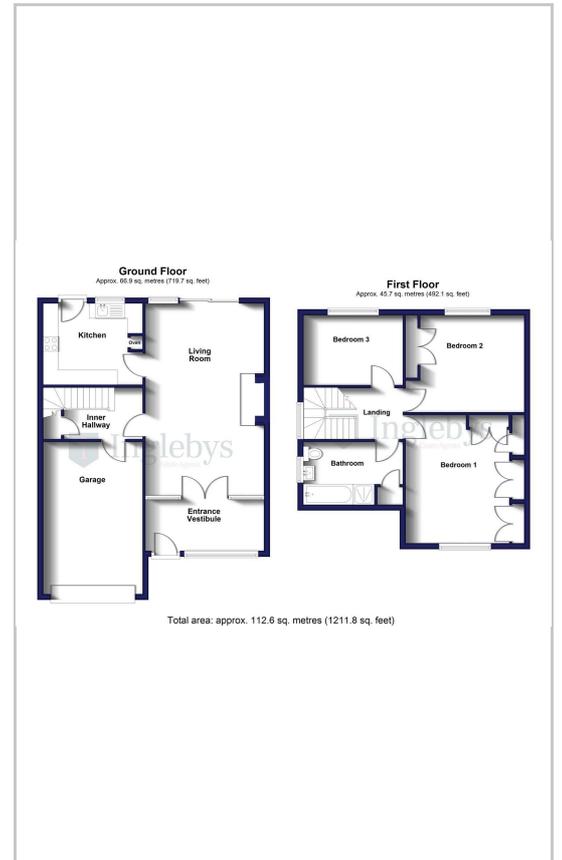
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

## 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com