Inglebys
Estate Agents



53 Irvin Avenue

Saltburn-By-The-Sea, TS12 1QP

£235,000

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Occupying an enviable corner plot, with a generous garden a spacious three-bedroom residence which presents an exceptional opportunity for families and investors alike.







The expansive grounds offer the exciting potential for extension or even the possibility of building an additional property which could make this residence ideally suited for multi-generational living, subject to the necessary planning consent.

The generous accommodation throughout the property allows for comfortable living, with plenty of room to personalise and make it your own.

Situated in a popular residential location, this property benefits from a friendly community atmosphere and convenient access to local amenities, schools, and transport links. Whether you are looking to create a family home or seeking a property with investment potential, this house on Irvin Avenue is a remarkable find. With its combination of space, potential, and a desirable location, it is not to be missed.

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

Entrance Hall
u{VC double glazed door, radiator, stairs rising to the first floor

Living Room 13'11" x 11'6" (4.25m x 3.52m)
uPVC double glazed window to the rear aspect, brick fireplace with mounted gas fire, radiator

Dining Room 7'4" x 6'9" (2.24m x 2.08m)
uPVC double glazed window to the front aspect, radiator, open plan to kitchen

Kitchen 12'0" x 10'5" (3.66m x 3.2m)
Fitted kitchen with full range of wall, base and drawer units , laminate worktops, single drainer sink unit, space for slot in oven and hob, sink with drainer and mixer tap, open plan to Diner, uPVC sealed unit double glazed window, access to rear Lobby.

Rear Lobby 6'2" x 4'0" (1.89m x 1.22m)
uPVC double glazed door giving access to the garden

Utility 6'2" x 5'9" (1.89m x 1.77m)
Belfast sink, low level w.c

First Floor

Landing
uPVC double glazed window, loft hatch

Bedroom One 13'11" x 9'11" (4.26m x 3.03m)
uPVC double glazed window, built in wardrobe, radiator

Bedroom Two 10'5" x 10'1" (3.2m x 3.08)
uPVC double glazed window, wardrobe, radiator

Bedroom Three 10'0" x 7'8" (3.07m x 2.34m)
uPVC double glazed window, radiator

Family Bathroom 7'7" x 7'6" (2.33m x 2.29m)
Grey suite, panel bath with shower over, pedestal wash hand basin, low level WC, uPVC sealed unit double glazed window

Externally
Detached Garage, approached by a concrete driveway

Extensive wrap around garden, laid mainly to lawn with additional low maintenance areas, ideal for development with the necessary consents.

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.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

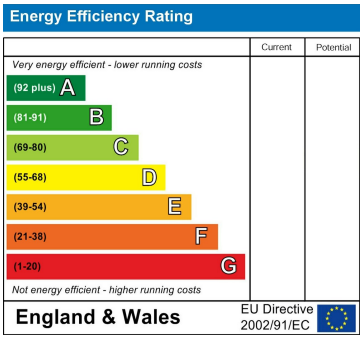
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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