



Inglebys

Estate Agents



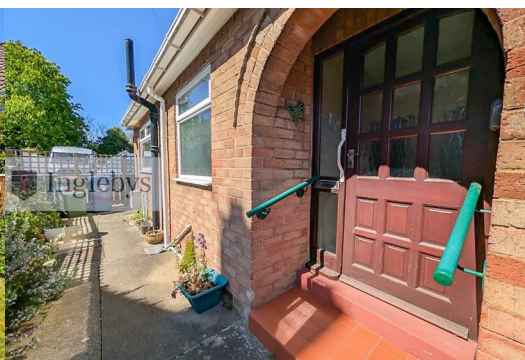
20 Marske Mill Lane

Saltburn-By-The-Sea, TS12 1HW

£295,000



Located on the much sought after Marske Mill Lane, Saltburn, with open views down the tree lined Victoria Terrace, a much loved 2 bedroom semi detached bungalow, is available with Immediate Vacant Possession.



This semi-detached bungalow has been well maintained, and occupies an fantastic position in one of Saltburn's most sought after locations. Offering generous one level living, ideal for a retirement by the sea. The property has a spacious living room to the front, which offers open views down Victoria Terrace, two bedrooms, one to the front and one to the rear, fitted kitchen/diner and shower room. Externally there is a large front garden, and a detached rear garage, which offers the potential to extend. Available with immediate vacant possession, no onward chain, early viewing is advised.

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

Entrance Hall 13'3" red to 4'8" x 8'5" red to 4'0" (4.06m red to 1.43m x 2.58m red to 1.23m)
Partially glazed entrance door, carpet, radiator, loft hatch top sizeable roof space which could be developed with planning consent

Living Room 14'2" x 11'6" (4.33m x 3.51m)
uPVC bay window to the front aspect, gas fire with wooden surround marble effect inlay and hearth, radiator.

Kitchen 10'8" x 10'1" (3.26m x 3.09m)
Range of wall, base and drawer units, laminate effect worktops, inset stainless steel sink and drainer with mixer tap, gas hob with extractor over, eye-level double oven, wall mounted Baxi boiler. Two uPVC windows, door giving access to the rear, radiator.

Shower Room 7'10" x 5'10" (2.4m x 1.8m)
Large walk in glazed shower cubicle, wash hand basin in vanity, low level w.c, radiator, uPVC window

Bedroom One 12'6" x 9'5" (3.83m x 2.88m)
uPVC window to the rear aspect, fitted wardrobes, radiator

Bedroom Two 12'6" x 9'5" (3.83m x 2.88m)
uPVC window to the front aspect, radiator

Externally
Large front garden, laid mainly to lawn with established borders
Block paved driveway providing ample off street parking and access to the perimeter of the property
Enclosed block paved rear patio area.

Garage
Detached garage with wooden double doors

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.

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.

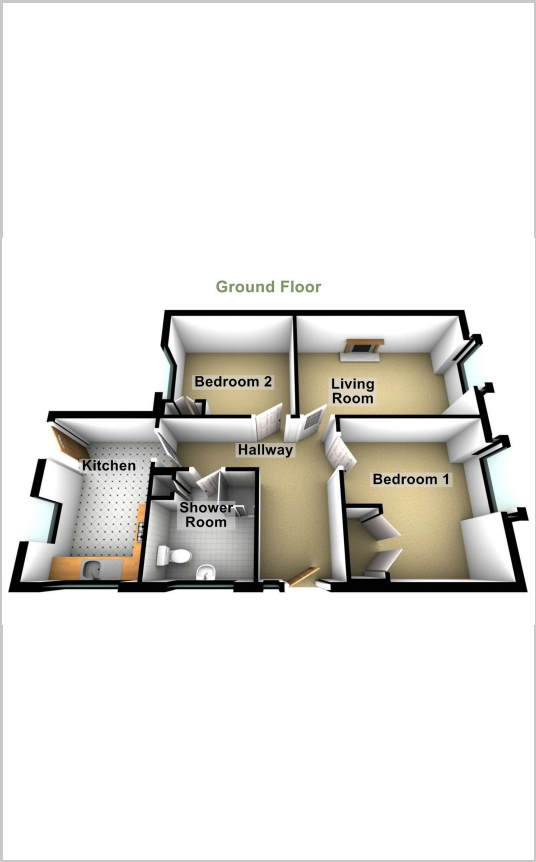
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

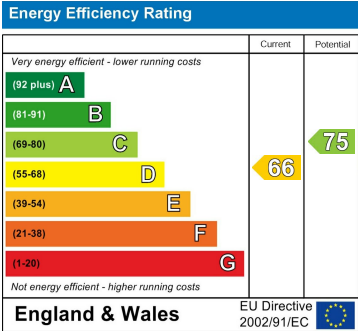
Area Map



Floor Plans



Energy Efficiency Graph



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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