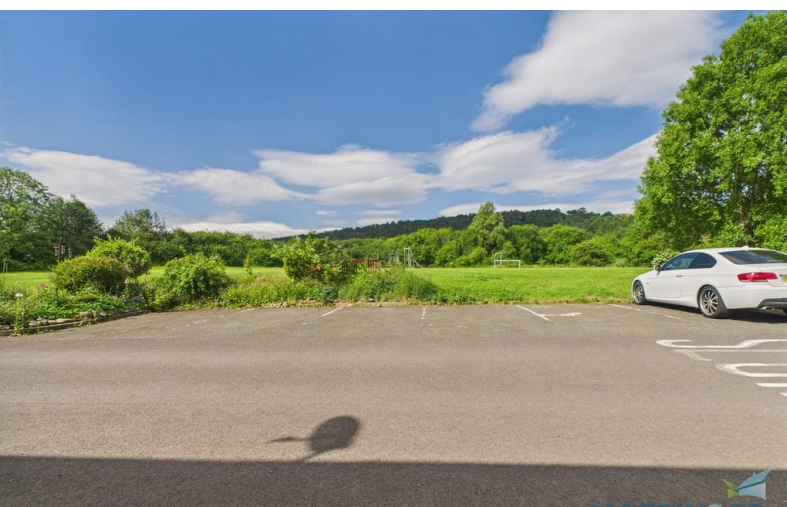


FOR SALE



Charltons, Saltburn-by-the-Sea

2 Bedrooms, 1 Bathroom, Mid Terraced House

£115,000



Charltons, Saltburn-by-the-Sea

2 Bedrooms, 1 Bathroom

£115,000

- Great For First Time Buyers
- Good Rental Investment Opportunity
- Quiet Location
- Lovely Views
- Great Walks Close By



FULL DESCRIPTION Welcome to Your Future Home! Nestled in the outskirts of Saltburn-by-the-sea, this beautiful two bedroom terraced home, offers the perfect blend of comfort, style, and convenience. Whether you're a first-time buyer, growing family, or savvy investor, this property is a must-see. With a spacious living area, updated oak kitchen, private covered courtyard, stunning views to the front aspect, it's ready for you to move in and make it your own. Call Martin & Co today on 01287 631254 to arrange your viewing.

INTERNALLY

GROUND FLOOR

ENTRANCE VESTIBULE Composite entrance door, ceiling cornice and carpeted flooring.

LOUNGE 15' 1" x 14' 6" (4.61m x 04.44m) To front aspect. Ceiling cornice, slate inset fire surround incorporating multi-fuel stove with back boiler and slate hearth, carpeted flooring, understairs storage cupboard and uPVC large window.

DINING ROOM 8' 4" x 14' 8" (2.56m x 4.49m) To rear aspect. Ceiling cornice, carpeted flooring, Traditional Horizontal Double Column Radiator and stairs leading to second floor.

KITCHEN 10' 8" x 12' 2" (3.27m x 3.72m) To rear aspect. Range of wall, larder pull out, base and drawer units with oak wood fascias, Belfast inset sink, mixer tap, oak work surfaces, tiled splash backs, space for an electric range cooker, extractor hood, space for large fridge freezer, integrated dishwasher, integrated washing machine, laminate flooring, uPVC window and



composite stable door.

door.

FIRST FLOOR

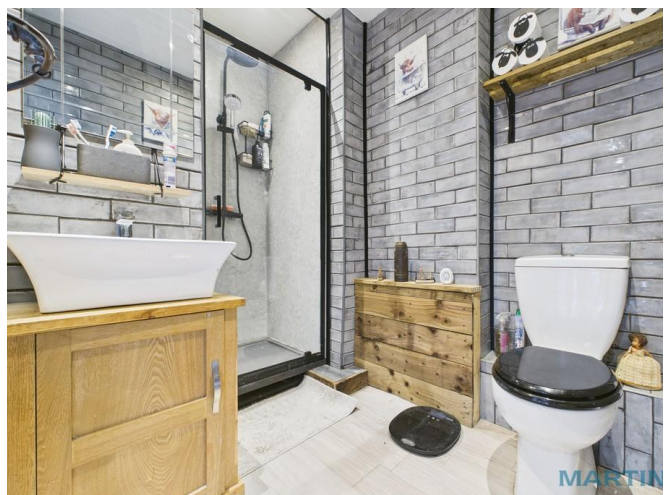
LANDING With carpet flooring and doors leading to all rooms.

COURTYARD Covered outdoor space with storage cupboard and log store.

BEDROOM ONE 11' 8" x 14' 0" (3.57m x 4.29m) To front aspect. Textured ceiling, fitted wardrobe, traditional horizontal double column radiator, fully boarded loft access hatch with retractable ladder, carpet flooring and uPVC window.

BEDROOM TWO 8' 4" x 13' 10" (2.56m x 4.23m) To rear aspect. Textured ceiling, built in storage with one containing the water tank, vertical radiator and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, shower cubical, cladded ceiling, extractor, laminate flooring, heated towel rail and sliding barn





%epcGraph_c_1_210%





Ground Floor



Floor 1

Approximate total area[®]

771 ft²

71.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.