



Inglebys

Estate Agents



2 Albert Court Pearl Street

Saltburn-By-The-Sea, TS12 1DU

Offers Over £172,500



Centrally Located on the popular Jewel Streets, this 1 bedroom Maisonette offers large living accommodation via its mezzanine level, rear yard and garage.



Situated in a desirable location, close to local shops and bars, this property is within walking distance to Saltburn's Award Winning Beach and train Station.

The property is set over 3 floors including kitchen dining to the ground floor, mezzanine level with living room, then the 2nd floor offers bathroom, and double bedroom. Externally there is a private yard and garage accesses via communal area.

Tenure Details: Leasehold, 115 years remaining - Due to Lease Restrictions, unfortunately Holiday Lets are not permitted, however Residential Lettings are allowed.

EPC Rating: C

Council Tax Band: C Rating

Kitchen/Dining 19'9" x 12'6" (6.02 x 3.83)

Laminate flooring, composite front door, UPVC double glazed French doors leading to yard, radiator, stairs leading to mezzanine, fully fitted kitchen with range of wall base and drawer units, plumbed for washing machine, stainless steel sink + drainer, integrated electric oven + hob, under stairs storage cupboard.

Mezzanine 21'5" x 12'7" (6.54 x 3.84)

Carpeted, UPVC double glazed window to the rear, radiator, smoke alarm.

Landing

Carpeted, UPVC double glazed window.

Bathroom 9'1" x 4'6" (2.78 x 1.38)

Vinyl flooring, chrome towel radiator, toilet, bath with thermostatic shower over, wash hand basin, UPVC double glazed window.

Bedroom 12'7" x 9'5" (3.85 x 2.88)

Carpeted, vertical radiator, UPVC double glazed window to the front aspect.

Rear Yard

Private Enclosed rear yard with access to communal area housing garages

Garage

Up and over garage door.

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.

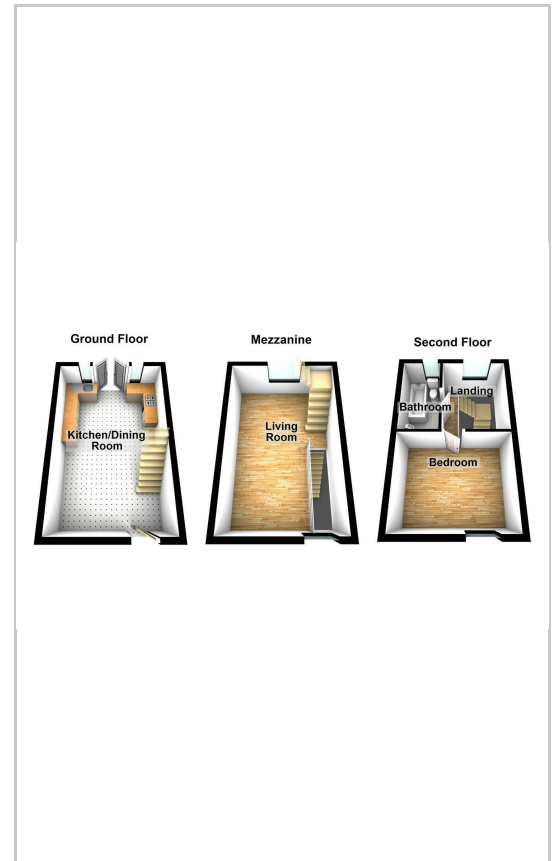
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

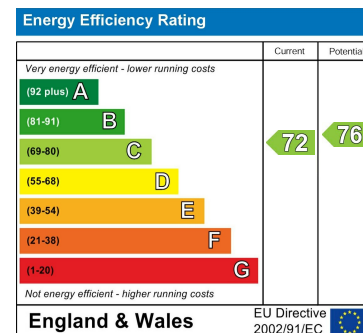
Area Map



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.