



# Inglebys

Estate Agents



## 68 Ruby Street

Saltburn-By-The-Sea, TS12 1EG

**£154,950**



Located within one of Saltburn's ever-popular 'Jewel streets', an expansive 2-bedroom first floor apartment. With turret window, balcony & en-suite bathroom.



Situated directly in the heart of Saltburn's popular Town Centre. Close to independent bars, bistros & shops, train-station with rail links to Darlington, Manchester & beyond, and Saltburn's Award-Winning Beach (Blue-Flag Award 2021), the property is far larger than its outward appearance would imply. With a light & airy living room, featuring a turret window with space for a dining table, 2x double bedrooms (one with En-Suite), and balcony, this property must be viewed in order to be truly appreciated.

Tenure Details: Share of the Freehold.

Council Tax Band: Band A

EPC Rating: Awaiting New Certificate.

**Entrance Hallway 19'11" x 3'1" (6.08 x 0.96)**

Carpeted, 2x UPVC double glazed windows.

**Lounge 15'3" x 13'11" (4.66 x 4.26)**

Carpeted, radiator, electric fireplace + surround, UPVC double glazed turret window + additional window.

**Kitchen 12'4" x 7'2" (3.76 x 2.20)**

Vinyl flooring, range of wall base and drawer units, stainless steel sink + drainer, integrated electric oven + gas hob, extractor hood, UPVC double glazed door leading to balcony, fuse board, plumbed for washing machine.

**Balcony**

Sea Views

**Bedroom 2 13'1" x 9'10" (3.99 x 3.01)**

Carpeted, radiator, UPVC double glazed bay window.

**Bathroom 6'10" x 7'11" (2.09 x 2.42)**

Vinyl flooring, radiator, walk in shower cubicle with thermostatic shower, toilet, UPVC double glazed window, vanity unit with wash hand basin.

**Bedroom 1 12'7" x 12'0" (3.84 x 3.66)**

Carpeted, radiator, UPVC double glazed window, combi boiler.

**En-Suite 5'7" x 11'9" (1.71 x 3.59)**

Vinyl flooring, toilet, wash hand basin, shower cubicle, extractor fan.

**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.

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.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

