



# Inglebys

Estate Agents



## 3 Amber Street

Saltburn-by-the-sea, TS12 1DT

**£298,000**



Situated on the popular Jewel streets in the heart of Saltburn, within walking distance to Saltburn's train station & award-winning beaches. This property could be converted to have many uses. Currently commercial on the ground floor and a combination of residential and offices above.



Situated on the popular Jewel streets in the heart of Saltburn, within walking distance to Saltburn's train station & award-winning beaches with outline Planning Permission to convert into a Ground Floor retail Unit, and Hotel to the Upper Floors.

Redcar & Cleveland Ref: R/2023/02/02/CA (Valid for 3 years commencing 26/10/2023)

The property benefits from gas central heating to the maisonette & electric night storage to the ground floor commercial.

Property comprises:

**Ground Floor**

**Entrance Hall 24'8" x 4'5" (7.54m x 1.35m)**

Hardwood front door, internal doorway, electric meter, electric night storage heater, stairway leading to 1st floor, door leading to basement.

**Commercial Space 29'0" x 15'5" (8.86m x 4.70m)**

Hardwood door, decorative hardwood windows to front elevation, carpeted, electric night storage heaters, wooden single glazed door leading to rear yard.

**Storeroom 1 14'5" x 11'11" (4.40m x 3.64m)**

2x wooden sash windows, tiled flooring, wooden beam to ceiling.

**Ground Floor Kitchen 9'11" x 11'11" (3.04m x 3.64m)**

Tiled flooring, stainless steel kitchen sink + drainer, fuse board, hardwood windows + wooden door leading to rear yard.

**Basement**

**Basement Room 1 13'4" x 15'5" (4.07m x 4.70m)**

Gas meter

**Basement Room 2 10'0" x 4'1" (3.07m x 1.25m)**

**First Floor**

**Landing**

Split level landing area, wooden sash window.

**Toilet 3'8" x 5'1" (1.12m x 1.55m)**

Toilet, wooden single glazed window, wash hand basin.

**Kitchen 14'6" x 12'0" (4.42m x 3.66m)**

2x wooden sash windows, range of wall and base units, electric integrated hob, stainless steel sink + drainer, vinyl flooring, radiator (gas central)

**Rear Lobby**

Stairs leading down to ground floor doorway.

**Room 1 11'5" x 8'10" (3.5m x 2.71m)**

2x wooden sash windows, carpeted.

**Room 2 13'10" x 13'6" (4.22m x 4.12m)**

Carpeted, radiator (gas central), wooden sash window to rear aspect.

**Sitting Room 13'4" x 20'6" (4.08m x 6.26m)**

Carpeted, wooden sash window to front aspect, wooden bay window to front aspect, radiator (gas central), electric fireplace with surround.

**Second Floor**

**Landing**

Split level landing, wooden sash window to the side aspect, storage cupboard housing combi boiler, loft hatch.

**Room 3 15'7" x 12'0" (4.75m x 3.67m)**

Carpeted, UPVC double glazed window to the side aspect, radiator (gas central), loft hatch.

**Room 4 9'11" x 12'0" (3.03m x 3.66m)**

Carpeted, radiator (gas central), UPVC double glazed window to the side aspect.

**Room 5 13'6" x 13'8" (4.14m x 4.17m)**

Exposed floorboards, wooden sash window to the rear aspect, radiator (gas central), wash hand basin, fitted wardrobes.

**Room 6 13'10" x 13'1" (4.24m x 4.00m)**

Carpeted, radiator (gas central), wooden sash window to the front aspect.

**Bathroom 10'9" x 6'11" (3.28m x 2.12m)**

Carpeted, shower enclosure with thermostatic shower, wash hand basin, wooden sash window to the front aspect, toilet with macerator system

**External**

**Rear Elevation**

Enclosed yard with gated access to the alley

**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.

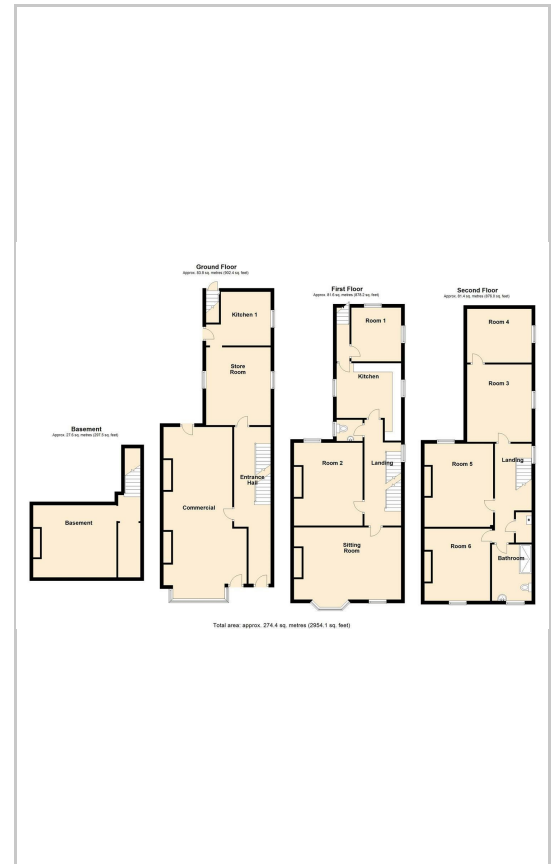
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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