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Estate Agents



Albion Terrace

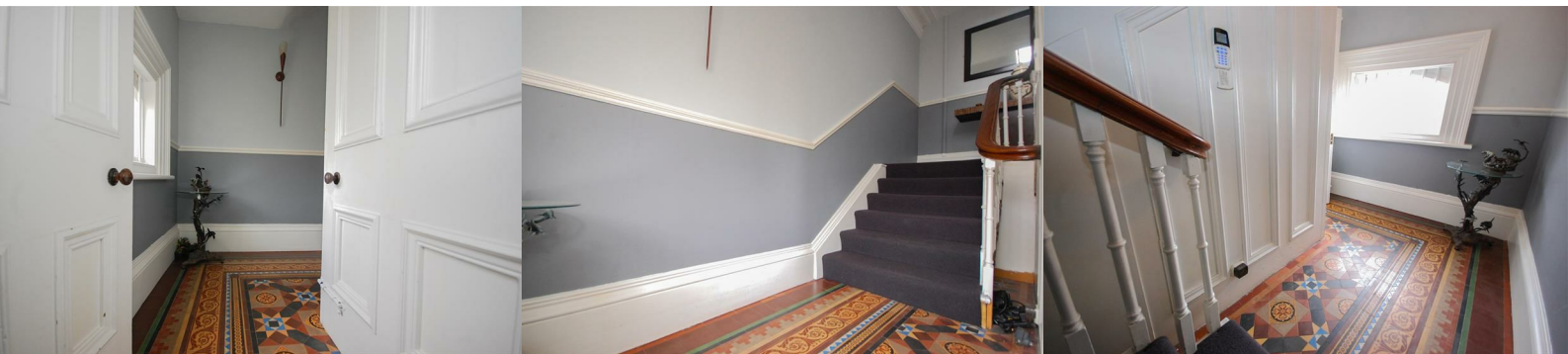
Saltburn-By-The-Sea, TS12 1LY

£375,000



Centrally located in an enviable position on Albion Terrace, Saltburn-By-The-Sea, this delightful property presents an excellent opportunity for those seeking a comfortable family home or a serene retreat by the coast.

Situated within a prominent location overlooking woodland, this period property retains much of its original charm and character throughout.



Tenure Details: Leasehold -Share of Freehold details to be confirmed

Council - Redcar & Cleveland Borough Council

Council Tax Band: C

EPC Rating: C

Entrance Vestibule 3'8" x 6'0" (1.14 x 1.85)

Traditional, mosaic tile flooring.
Storage cupboard.
Staircase to the main residence.

Entrance Hallway 8'0" x 18'2" (2.44 x 5.54)

Solid wood flooring.
Chandelier.
Ornate ceiling rose.

Living Room 15'9" x 15'6" (4.82 x 4.74)

Double glazed window to the front aspect.
Solid wood flooring.
Gas fire with a tiled back and hearth.

Dining Room 12'9" x 15'11" (3.91 x 4.87)

Double glazed window to the front aspect.
Gas fire with decorative tiling and a wooden surround.

Kitchen 15'1" x 11'7" (4.6 x 3.55)

Frosted, double glazed window to the rear aspect.
A range of fitted wall and base units with laminated roll top work surfaces.
Sink with mixer tap.
Integrated appliances including a fridge, freezer, double oven, five burner gas hob and an overhead extractor.
Tiled splashbacks.

Utility Room 4'6" x 7'2" (1.38 x 2.19)

Partially glazed uPVC door, opening to the rear fire exit.
Tile effect vinyl flooring.
Baxi Duo-tec combination boiler.
Granite effect roll top work surface.
Plumbing for a washing machine.

Bathroom 10'1" x 8'3" (3.09 x 2.54)

Frosted, double glazed window to the side aspect.
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a claw-footed bath.
Ceramic tiled flooring.
Half tiled walls.

Shower Room 8'2" x 3'9" (2.51 x 1.16)

Fully tiled wet room.
Frosted, double glazed window to the side aspect.
Wash hand basin.
Waterfall shower.
Extractor fan.
Loft access hatch.

Bedroom One 15'11" x 14'2" (4.87 x 4.32)

Double glazed window to the front and side aspects.
Solid wood flooring.
Open fire with black marble effect back, hearth and wooden surround.

Bedroom Two 10'8" x 14'9" (3.27 x 4.51)

Double glazed window to the side aspect.
Marble effect fire surround.

Bedroom Three 8'2" x 5'8" (2.51 x 1.74)

Double glazed window to the front aspect.

External

To the front of the property is an enclosed garden which is mainly laid to lawn.

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.

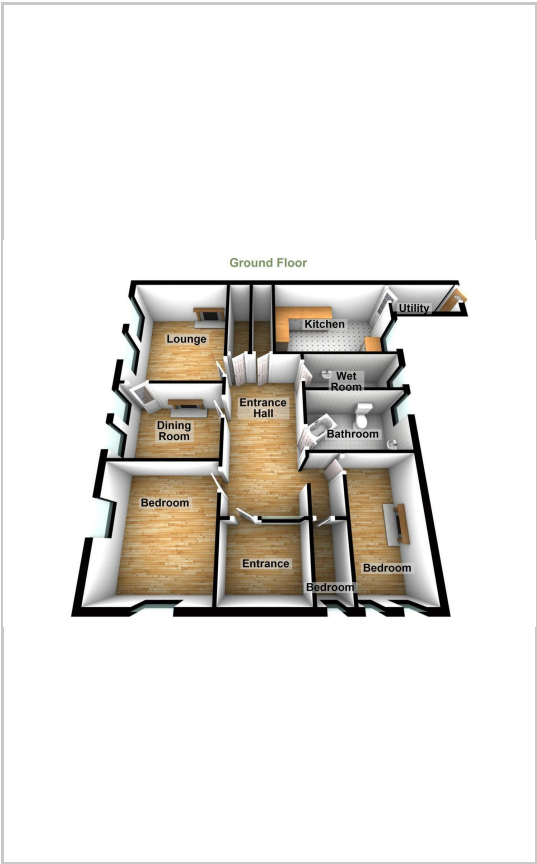
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Area Map



Floor Plans



Energy Efficiency Graph

