



2 Cleveland Street

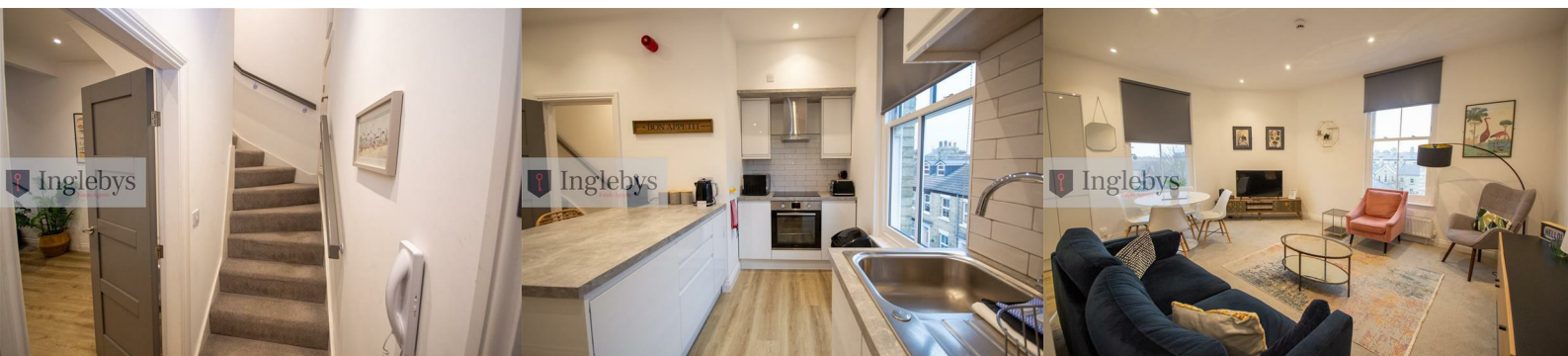
Saltburn-By-The-Sea, TS12 1AW

£235,000



*** Sensible Offers Considered *** An immaculately presented maisonette on Dundas Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat by the sea.

Saltburn by the Sea is renowned for its picturesque coastline and friendly community, making it an excellent choice for those looking to enjoy a tranquil lifestyle while still being within reach of urban conveniences.



Tenure: Leasehold
Council Tax: Currently on business rates, to be confirmed.
EPC Rating: C

Open Plan Kitchen/Living Room

Living Room 17'2" x 7'8" (5.25 x 2.34)
Double glazed windows to the front and side aspects.
Two radiators.

Kitchen 17'1" x 13'3" (5.22 x 4.06)
A range of high gloss wall and base units in white, with grey marble effect roll top work surfaces.
Electric oven and ceramic hob.
Stainless steel sink with mixer tap.
Laminate flooring.

Bedroom 11'3" x 13'10" (3.44 x 4.23)
Velux window.
Radiator.

Bedroom 12'7" x 13'6" (3.84 x 4.14)
Exposed beams.
Velux window.
Radiator.

Shower Room 6'10" x 4'4" (2.10 x 1.33)
A modern, three piece suite comprising if a low level WC, Wash hand basin inset into a vanity unit and a glass shower enclosure.
Extractor fan.
Chrome heated towel rail.

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.

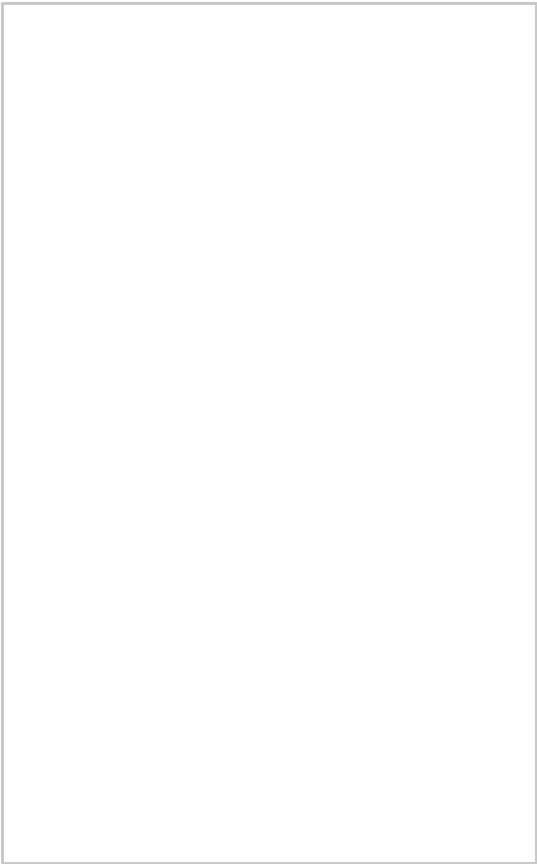
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

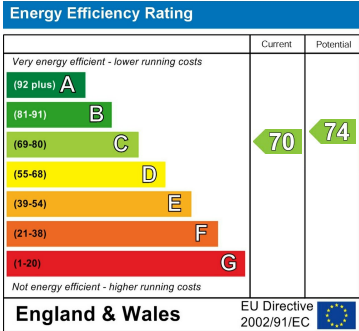
Area Map



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.