



Inglebys

Estate Agents



15 Lune Street

Saltburn-by-the-Sea, TS12 1JU

£1,100 Per Calendar Month



Located within the highly sought after Lune Street, a beautiful 3-bedroom Victorian terraced residence. Boasting many original features throughout.



With modern open-plan kitchen, dining & family room, original Victorian fireplaces, attractive modern bathroom, and an enclosed rear courtyard. Situated just a stone's throw from Saltburn's bustling Town Centre, and only a short walk to the beach via Saltburn's beautiful Valley Gardens, this splendid family home must be viewed to be fully appreciated.

Tenure Details: Freehold. The property is located within a Conservation Area.

Council Tax Band: Redcar & Cleveland Borough Council, Band C.

EPC Rating: E.

Entrance Vestibule 5'0" x 4'1" (1.54m x 1.25m)

Composite UPVC door to the front elevation. Gas meter. Tiled Victorian-style flooring. Original single glazed stained-glass wooden door to the Hall.

Hall 22'10" x 4'1" (6.97m x 1.25m)

Victorian-style tiled floor continues. Radiator. Staircase leading to the first floor. Under-stairs storage cupboard. Coving & ceiling cornice.

Living Room 14'2" x 13'10" (4.32m x 4.22m)

Oak flooring. UPVC double glazed bay window to the front aspect. Radiator. Victorian-style feature gas fire & surround. Coving & ceiling cornice.

Family Room 13'10" x 12'3" (4.22m x 3.75m)

Laminate flooring. Victorian-style gas fireplace & surround. Coving & ceiling cornice. Radiator. Open archway to the Kitchen & Dining Space.

Kitchen & Dining Area 17'10" x 14'4" (5.45m x 4.37m)

A beautiful, fully refurbished modern kitchen & dining area. A range of wall, base & drawer units with matching centre island & breakfast bar. Induction hob within the centre island. 2x integrated eye-level electric ovens. Integrated fridge & freezer. Plumbing for washing machine. Composite sink with mixer tap. LED downlighting. Laminate flooring. Space for dining table. Velux skylight windows. UPVC Double glazed French doors opening to the rear courtyard.

First Floor

Landing 17'7" x 6'1" (5.36m x 1.87m)

Loft hatch. Single glazed window.

Bedroom One 14'0" x 12'2" (4.28m x 3.72m)

Carpeted. UPVC double glazed window to the front aspect. Coving. Radiator.

Bedroom Two 13'10" x 11'5" (4.23m x 3.48m)

UPVC double glazed window to the rear aspect. Carpeted. Coving. Radiator.

Bedroom Three 10'4" x 7'0" (3.16m x 2.14m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bathroom 10'3" x 9'11" (3.14m x 3.03m)

A modern bathroom suite, comprising of walk in double shower cubicle. Rolltop freestanding bathtub with shower attachment. Low-level W/C. Pedestal hand basin. Tiled flooring & part-tiled walls. UPVC double glazed window to the rear aspect. Heated chrome towel rail. Extractor fan.

W/C 5'11" x 3'4" (1.82m x 1.03m)

UPVC double glazed window to the rear aspect. Tiled flooring. Low-level W/C.

External

Rear Elevation

Enclosed courtyard with double gates opening to the alley. External pet shower. Outbuilding housing the combi-boiler.

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.

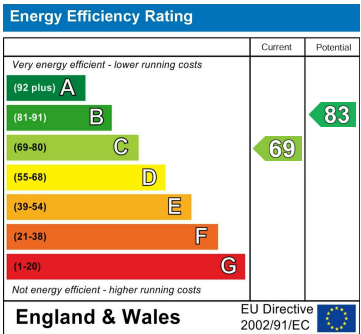
Area Map



Floor Plans



Energy Efficiency Graph



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