



# Inglebys

Estate Agents



## 1 Cliffden Court Saltburn Lane

Saltburn-By-The-Sea, TS12 1EZ

**Offers Over £160,000**



This delightful two-bedroom apartment on Saltburn Lane offers a perfect blend of comfort and serenity. Set over two floors and with a spacious living room, kitchen, bathroom, bedrooms and garage.

The complex overlooks woodland and has some coastal & countryside views. Local attractions such as the golf course, leisure facilities, valley gardens, cliff lift and pier are all within easy reach., providing a lovely space for relaxation and outdoor enjoyment.





Entrance Vestibule

Built in storage cupboards.  
Door giving access to the Lounge.

Living Room / Dining Room 22'3" x 9'10" (6.8 x 3.02)

Two double glazed windows to the front aspect and one to the side.  
Two electric heaters.  
Staircase to the first floor bedroom.

Inner Hall

Storage cupboard housing an electric Fisher heating system.

Kitchen 10'2" x 7'3" (3.10 x 2.23)

Double glazed window to the rear aspect.  
Fitted with a range of wall and base units with roll top work surfaces.  
Single drainer stainless steel sink unit with a mixer tap and splash backs.  
Plumbing for a washing machine.  
Integrated electric oven, microwave, hob and extractor hood.  
Integrated fridge and freezer.  
Karndean flooring.

Bedroom One (Ground floor) 13'11" x 9'8" (4.26 x 2.97)

Double glazed window to the side aspect.  
Fitted double wardrobes and overhead storage cupboards.  
Electric heater.

Bathroom/WC 6'7" x 5'4" (2.01 x 1.65)

Double glazed window to the rear aspect.  
Three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a p-shaped panelled bath with shower over.  
Karndean flooring.  
Fully tiled walls.

First Floor Bedroom 24'7" x 8'4" (7.51 x 2.56)

Two Velux windows to the front aspect with amazing views.  
Electric heater.  
Under-eaves storage cupboards.  
Exposed beams.

Garage

With electric roller door, located below the apartment.  
With power and light.

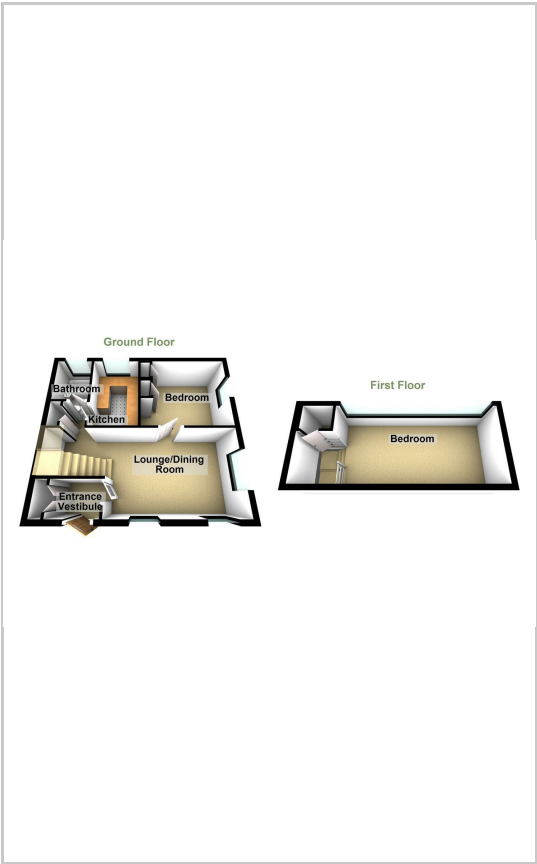
Cliffden Court

The development is set within beautiful, peaceful and communal grounds which are very well maintained and cared for.  
The complex overlooks woodland and has some coastal & countryside views. Local attractions such as the golf course, leisure facilities, valley gardens, cliff lift and pier are all within easy reach.

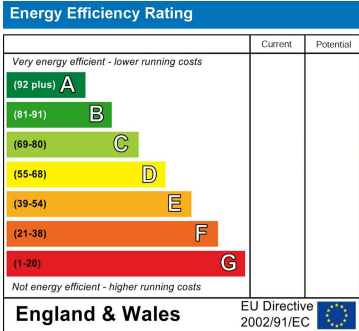
Area Map



Floor Plans



Energy Efficiency Graph



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