



# Inglebys

Estate Agents



## 4 Upleatham Street

Saltburn-By-The-Sea, TS12 1LB

**£315,000**

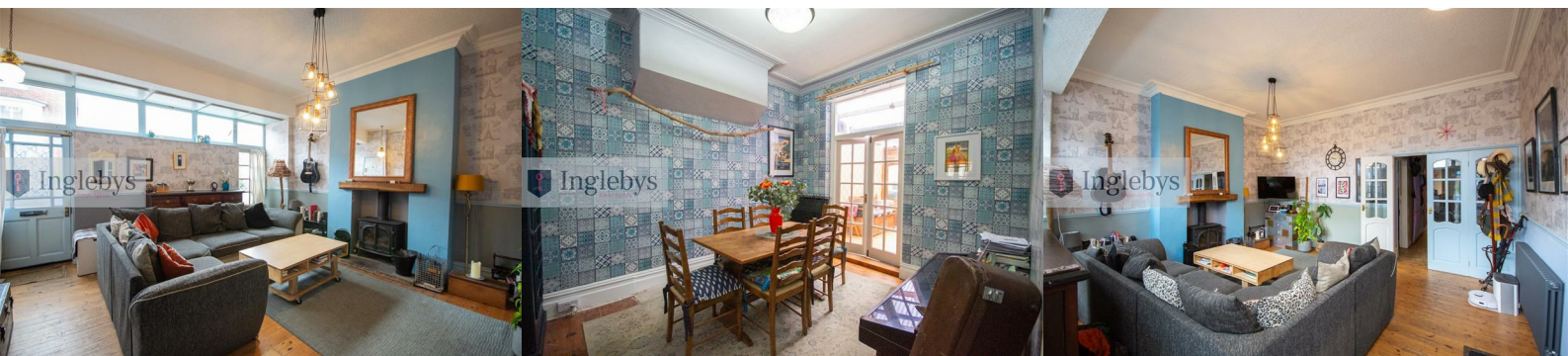


This deceptively spacious house offers an exceptional opportunity for a family seeking a new home. Set over three floors and with five well-proportioned bedrooms, this property is larger than its outward appearance may suggest, providing ample space for comfortable living.

The house features three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in an excellent location, this property is just a stone's throw away from the vibrant centre of Saltburn, where you can enjoy a variety of shops, cafes, and local amenities. The beach and coastline are also within easy reach, making it an ideal spot for those who appreciate the great outdoors.

Vacant possession with no onward chain.





Tenure: Freehold

Council Tax: Band C

EPC Rating: TBC

**Living Room 15'1" x 15'7" (4.62 x 4.76)**

Windows to the front aspect.

Multi fuel stove.

Exposed wood flooring.

**Dining Room 10'2" x 11'8" (3.1 x 3.57)**

Exposed wood flooring.

Double doors opening to the Sun Room.

**Inner Hallway**

Stair-case rising to the first floor.

Under-stair storage.

**Sun Room 6'9" x 10'11" (2.07 x 3.35)**

Glazed windows to the rear aspect.

Wood effect laminate flooring.

**Kitchen/Breakfast Room 7'4" x 23'4" (2.26 x 7.13)**

Frosted window to the rear aspect.

A range of fitted wall and base units with composite roll top work surfaces.

Stainless steel sink unit with mixer tap.

Dual fuel range cooker and matching overhead extractor hood.

Plumbing for a washing machine.

Door to the Utility Room.

Stable door to the rear external.

**Utility Room 6'6" x 5'2" (2.0 x 1.6)**

Low level WC.

Door to the rear courtyard.

**First Floor Landing**

Staircase to the Second Floor.

**Family Bathroom 8'5" x 10'4" (2.57 x 3.17)**

Sash window to the rear aspect.

A free-standing, claw foot bath, wash hand basin and a glass shower cubicle.

Wood effect flooring.

**WC 5'2" x 2'5" (1.59 x 0.75)**

Sash window to the rear aspect.

Low level WC.

Wood effect flooring.

**Bedroom One 13'6" x 15'2" (4.13 x 4.63)**

Sash window the front aspect.

**Bedroom Two 13'2" x 9'0" (4.03 x 2.76)**

Sash window to the rear aspect.

**Second Floor Landing**

Velux window.

Loft access hatch

**Bedroom Three 13'5" x 8'11" (4.10 x 2.74)**

Sash window to the rear aspect.

**Bedroom Four 13'0" x 9'0" (3.98 x 2.75)**

Sash window to the front aspect.

**Bedroom Five 5'10" x 7'0" (1.8 x 2.15)**

Velux window.

**External**

To the rear of the property is an enclosed courtyard.

**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.

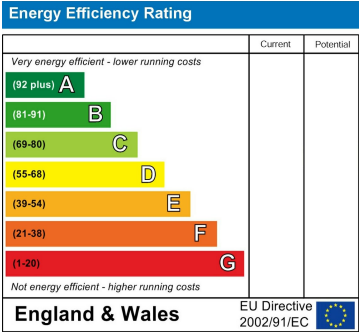
Area Map



Floor Plans



Energy Efficiency Graph



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