



# Inglebys

Estate Agents



## 15 Eden Street

Saltburn-By-The-Sea, TS12 1JZ

**£255,000**



Welcome to this charming terraced house located on Eden Street in the heart of Saltburn. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office.



The house features a well-maintained bathroom, ensuring your comfort and convenience. Immaculately presented throughout, this property exudes a warm and welcoming atmosphere from the moment you step inside.

Situated in close proximity to Saltburn Town Centre, you'll have easy access to a variety of amenities including shops, restaurants, and cafes. Whether you enjoy a leisurely stroll along the seafront or prefer browsing local boutiques, this location offers the best of both worlds.

Don't miss the opportunity to make this lovely house your new home. Book a viewing today and discover the endless possibilities Eden Street has to offer.

Tenure: Freehold  
 Council Tax: Redcar & Cleveland, Band B  
 EPC Rating: Await EPC

**Entrance Vestibule 3'8" x 3'18" (1.14m x .97m)**

**Entrance Hall 20'2" x 5'2" reducing to 3'2" (6.17m x 1.58m reducing to 0.97m)**

**Lounge 12'0" x 11'5" (3.66m x 3.5m)**  
 uPVC window to the front aspect, 8.8kw multi fuel stove with oak mantle and stone hearth, coving, dado rail, single radiator, carpet

**Dining Room / Ground Floor Bedroom 14'4" x 9'5" (4.38m x 2.88m)**  
 uPVC window to the rear aspect, coving, dado rail, single radiator, carpet

**Kitchen 17'7" x 9'3" (5.37m x 2.84m)**  
 Recently fitted (2019) white gloss kitchen complete with dining area, with a range of wall, base and drawer units, wooden block effect work tops, induction hob, electric oven with matching hob, plumbing for washing machine, wall mounted combi boiler, uPVC window, column radiator, tiled vinyl effect flooring, door to enclosed rear yard.

**Landing Area**  
 Storage cupboard, access to loft single radiator, carpet

**Bedroom One 13'11" x 11'11" (4.25m x 3.65m)**  
 uPVC bay window to the front aspect, with bench window seat, partial wood panelling, picture rail, alcove, single radiator, carpet

**Bedroom Two 12'1" x 9'7" (3.69m x 2.93m)**  
 uPVC window to the rear, picture rail, coving, single radiator, carpet

**Bedroom Three 10'6" x 9'5" (3.21m x 2.88m)**  
 uPVC window to the rear aspect, dado rail, access to loft space, single radiator, carpet

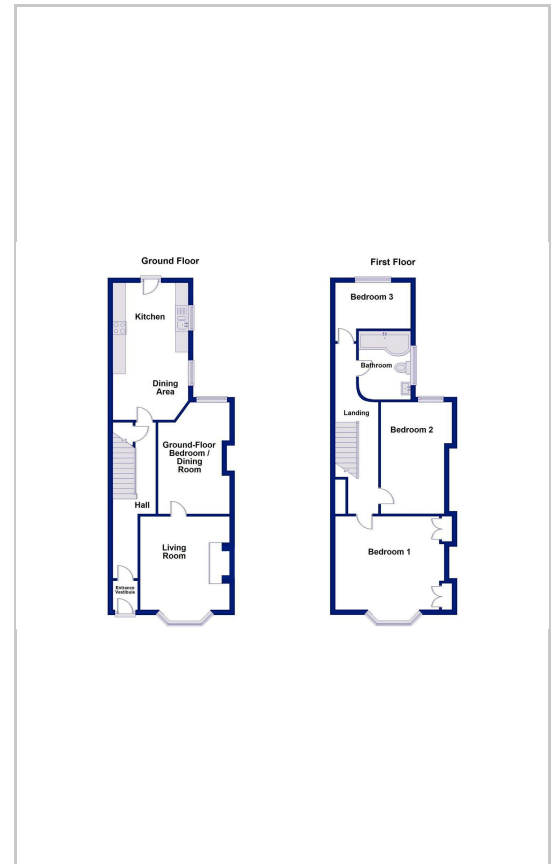
**Family Bathroom 8'9" x 6'7" (2.67m x 2.03m)**  
 uPVC window, white suite with 'L' Shaped panel bath, mixer shower over, glazed screen, low level w.c. pedestal wash hand basin double radiator, part tiled, tile effect vinyl flooring

**Externally**  
 Enclosed rear yard, with decked patio, 2 storage sheds and log store

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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