Inglebys
Estate Agents



49 Upleatham Street

Saltburn-by-the-sea, TS12 1LR

£249,000

4 2 2 D

A four-bedroom Victorian mid-terrace on Upleatham Street, Saltburn-by-the-Sea, offering generous living space, two reception rooms, two bathrooms and a wealth of original features. Well suited to family life , with scope for a home office or guest room.

Ideally located for the seafront, local shops, cafés and other amenities, this is a characterful home in a popular coastal town.







Tenure: Freehold.

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

EPC Rating: D-Rating.

Porch
Hardwood timber entrance door.
Solid wood flooring.

Entrance Hallway
Solid wood flooring.
Staircase to the first floor.

Lounge 4.39m x 3.55m
Original sash timber frame double glazed windows with double glazing, two to the front aspect and one to the rear.
Wood effect laminate flooring.
Double radiator.

Kitchen / Dining Room 4.02m x 3.55m
Timber sash double glazed window to the side aspect.
A range of fitted wall and base units with stainless steel roll top work surfaces.
Enamel sink with mixer tap.
Plumbing for a washing machine and dishwasher.
Freestanding gas cooker with a stone splashback.
Stone flooring.

First Floor

Bedroom One 4.20m x 3.58m
Timber sash double glazed window to the rear aspect.
Double radiator.

Bedroom Two 4.06m x 2.79m
Timber sash window to the rear aspect.
Radiator.

Bedroom Three 3.63m x 2.86m
Sash bay double glazed window to the front aspect.
Double radiator.

Family Shower Room 6'1" x 4'7" (1.87m x 1.40m)
Timber sash window with frosted glass.
Low level WC.
Bidet.
Walk in glass shower cubicle.
Pedestal wash hand basin.
Tiled flooring.

Second Floor
Accessed via a fixed staircase.
Walk in wardrobe.
Timber sash window.

Bedroom Four 4.87m x 4.60m
Timber sash double glazed window.
Walk in wardrobes.

En-suite Bathroom 4.03m x 2.88m
Timber sash window to the rear aspect.
Pedestal wash hand basin.
Low level WC.
Bidet.
Corner bath.
Traditional, Victorian fireplace.

External
To the rear of the property is an enclosed courtyard.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

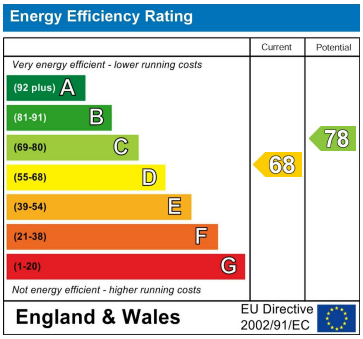
Area Map



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.

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