



Inglebys

Estate Agents



17 Lune Street

Saltburn-By-The-Sea, TS12 1JU

£280,000



A three-bedroom Victorian terrace with additional loft room, offering an excellent opportunity to acquire a traditional Pease brick family home with generous accommodation, period character and huge potential to make entirely your own.



Situated in a central Saltburn location, this traditional Victorian Pease brick terrace offers spacious and versatile accommodation arranged over three floors, together with excellent potential for buyers looking to create a home to their own taste.

The property would benefit from cosmetic refurbishment internally, but importantly it offers a strong starting point, with generous room proportions, plenty of original character and accommodation that could comfortably be lived in while improvements are carried out over time. For buyers wanting to get onto the property ladder in Saltburn, or those looking for a long-term family home with scope to add value, this represents a particularly appealing opportunity at a reasonable purchase price.

The ground floor is entered through a large hallway, where attractive Victorian corbel arches provide an immediate reminder of the property's period origins. From here there are two separate reception rooms, giving buyers flexibility for use as a living room, dining room, family room or home office depending on requirements. To the rear is a fitted kitchen, together with a useful rear lobby and ground-floor W/C, with access leading out to the enclosed rear yard. The first floor provides three bedrooms alongside a shower room, with the proportions throughout typical of this style of substantial Victorian terrace.

A particularly noteworthy feature is the loft room on the second floor, which spans virtually the full width and length of the house. This is a fantastic space with enormous potential and, once appropriately finished and subject to any necessary permissions, regulations and approvals, could become an impressive additional room. Its scale makes it one of the standout features of the property and adds significantly to the overall potential of the house.

Externally, the property benefits from an enclosed rear yard, while its central position places Saltburn town centre within easy reach.

Lune Street is ideally located for access to Saltburn's wide range of independent shops, cafés, bars and restaurants, along with the railway station, local amenities and schools. The town's famous beach, Valley Gardens and surrounding coastline are also all within convenient reach, making Saltburn such a consistently popular place to live.

This is a property with plenty of scope but also plenty to work with from day one, three first-floor bedrooms, two reception rooms, a substantial loft room, period features and a highly convenient location. It would make an excellent live-in refurbishment project for buyers wanting to gradually modernise and personalise a traditional Saltburn home.

Tenure: Freehold.

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

EPC Rating: Awaiting New Certificate.

Entrance Vestibule 5'1" x 4'1" (1.55m x 1.25m)
Wooden glazed door to the front aspect. Access to the Hall.

Hall 22'10" x 5'11" (max) (6.96m x 1.81m (max))
Carpeted. Radiator. Victorian corbel arches. Staircase leading to the first floor. Under-stairs storage cupboard.

Living Room 14'3" x 13'9" (4.35m x 4.21m)
Gas fire. Coving. Carpeted. Hardwood sash bay window to the front aspect with paneling. Radiator.

Dining Room 13'10" x 12'2" (4.23m x 3.73m)
Sash window to the rear aspect. Carpeted. Radiator. Coving.

Kitchen 14'4" x 9'7" (4.38m x 2.93m)
A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl sink with single drainer & mixer tap. Space for Rangemaster stove. Extractor hood. Breakfast bar. Plumbing for dishwasher. Tiled splash-backs. Window to the side aspect. Radiator.

Rear Lobby
UPVC door to the side aspect. Carpeted.

Ground-Floor W/C 4'11" x 4'7" (1.50m x 1.40m)
Window to the side aspect. Low-level W/C. Pedestal hand basin. Carpeted.

First Floor

Split-Level Landing
Carpeted. Staircase continues to the second floor.

Bedroom One 13'11" x 12'4" (4.26m x 3.78m)
Carpeted. Sash window to the rear aspect. Radiator.

Bedroom Two 13'9" x 10'6" (4.20m x 3.22m)
Fitted wardrobes. Sash window to the front aspect. Carpeted. Radiator.

Bedroom Three 10'3" x 7'0" (3.13m x 2.14m)
Window to the front aspect. Carpeted. Radiator.

Shower Room 14'1" x 9'8" (max) (4.31m x 2.95m (max))
Walk-in double shower cubicle. Low-level W/C. 2x hand basins. Storage cupboard. Windows to the side & rear aspects. Radiator.

Second Floor

Loft Room 27'5" x 18'6" (8.37m x 5.66m)
2x Velux windows to the front aspect. Exposed beams.

External

Rear Elevation
Enclosed courtyard with gated access to the alley.

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.

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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Area Map



Floor Plans



Energy Efficiency Graph

