Inglebys
Estate Agents



12 Amber Street

Saltburn-By-The-Sea, TS12 1DT

£120,000

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Welcome to this ground floor flat on Amber Street, ideally located in the heart of the popular coastal town of Saltburn-by-the-Sea. Offering one bedroom and allocated parking, it presents an excellent opportunity for first-time buyers, investors, or anyone looking for a property to update and make their own.

The flat would benefit from some modernisation, giving buyers the chance to add value and personalise the space to suit their own tastes and requirements.

Situated just a short walk from the town centre, you'll find a wide range of independent shops, cafés, restaurants, and everyday amenities close by. Saltburn's beach, promenade, and pier are also within easy reach.

The property is offered vacant with no onward chain, making it an appealing option for buyers looking for a straightforward purchase.

Whether you're searching for your first home, a buy-to-let investment, or a coastal retreat to renovate, this property offers plenty of potential in a highly desirable location.







Tenure: Leashold - 146 years remaining.

Ground Rent £100 per annum.

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

EPC Rating: Certificate Rating C

Entrance
uPVC Front door opens into the Entrance Hall. Carpeted. Storage cupboard.

Living Room 14'4" x 11'3" (4.38m x 3.44m)
uPVC double glazed window to the front aspect. Radiator. Carpeted.

Kitchen 10'2" x 8'0" (3.12m x 2.46m)
uPVC window to the rear aspect. A range of wall and base units. Laminate worktops. Stainless steel sink with drainer. Freestanding cooker. Plumbing available for washing machine. Tiled splashback. Vinyl flooring. Radiator. uPVC door to the rear aspect.

Bathroom
Walk-in shower with glass enclosure. Low-level W/C. Vanity unit hand-basin. Vinyl flooring.

Bedroom One 10'5" x 10'3" (3.19m x 3.13m)
uPVC double glazed window to the rear aspect. Electric heater. Fitted wardrobes. Carpeted.

Externally

Front Elevation
Private entrance with its own front door and a fenced front garden area with planting.

Rear Elevation
Allocated parking space for one vehicle with additional outside space to the side elevation.

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.

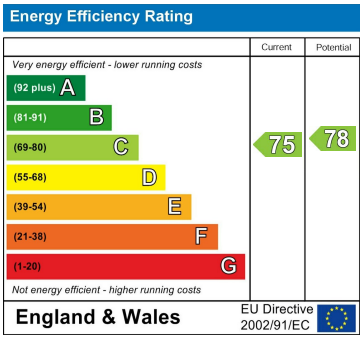
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans

Energy Efficiency Graph



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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