



Inglebys

Estate Agents



38B Diamond Street

Saltburn-By-The-Sea, TS12 1EB

£155,000



Offered for sale, currently with a tenant in situ paying £700pcm we have this spacious first floor apartment with sea views on Diamond Street, Saltburn. Within close proximity of the promenade, beach and town centre amenities with street parking this property has a little bit of everything for every buyer. The communal area has been well maintained, and the property is located closer to the promenade end of Diamond Street.

Saltburn benefits from many shops, bars, restaurants as well as bus and rail links offering convenience for all, not too mention local schools.

As we have a tenant in situ, please bear this in mind when booking viewings...



The property briefly comprises:
A spacious lounge with bay window and sea views, three bedrooms, kitchen with rear door to external staircase, family bathroom. Gas centrally heated with a relatively new combi boiler and white uPVC windows to all rooms. Holiday lets are not permitted.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band A
EPC Rating: C-Rating

Hallway
Access the property from the first floor landing, with carpet to the floor and single radiator.

Lounge 15'2" x 13'10" (4.63m x 4.24m)
A spacious living room with large uPVC Bay window to the front aspect offering plenty of natural light to the room as well as sea views, feature fire surround, dado rail and cornice to the ceiling.

Bathroom 10'0" x 4'11" (3.05m x 1.50m)
A white 3-piece bath suite with electric shower over the bath, wood effect vinyl flooring, part tiled walls, extractor and single radiator.

Bedroom Two 11'9" x 7'11" (3.59m x 2.43m)
A well proportioned 'double' bedroom, with carpet to the floor, single radiator and uPVC window to the front aspect.

Kitchen 11'1" x 8'8" (3.38m x 2.66m)
A large kitchen with a range of wall and base units finished with beech effect doors and drawer fronts, wood effect worktops with tiled splashbacks, white enamel sink/drainers with mixer tap, plumbing for washing machine, white gas hob with single electric oven underneath, uPVC door and window to the rear aspect along with tiled effect laminated flooring.

Bedroom Three 9'10" x 7'10" (3.01m x 2.40m)
Another well proportioned bedroom, with carpet to the floor and uPVC window to the rear aspect and single radiator.

Bedroom One 13'0" x 11'0" (3.98m x 3.36m)
The largest of the three bedrooms, to the rear of the property with carpet to the floor, double radiator and uPVC window to the rear aspect.

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.

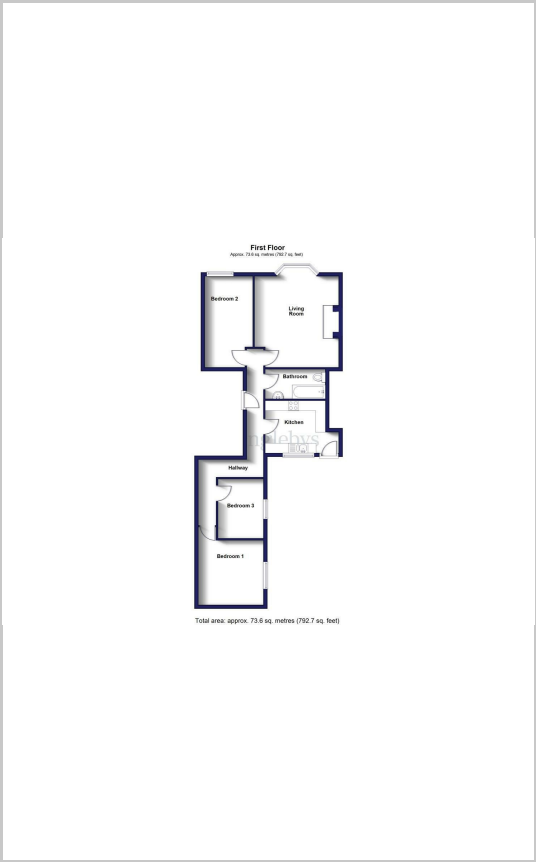
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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.

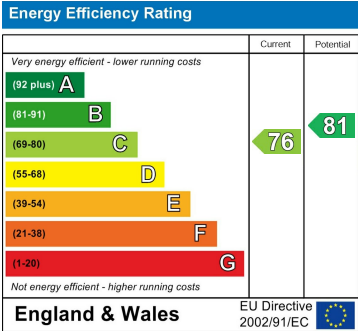
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.