



Inglebys

Estate Agents



27 Emerald Street

Saltburn-By-The-Sea, TS12 1EE

£320,000

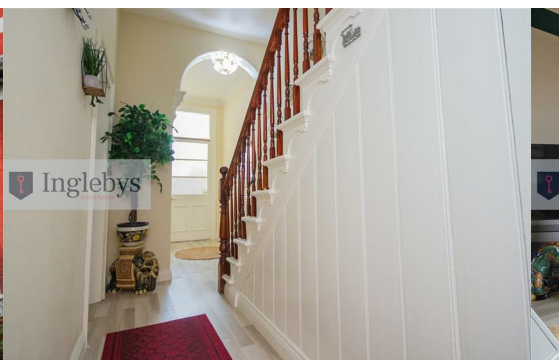


Beautiful Three-Bedroom Terraced Home on Emerald Street, Saltburn-by-the-Sea

Located on the popular Emerald Street in Saltburn-by-the-Sea, this delightful three-bedroom terraced home is well presented and ready to move into.

Recently redecorated, the property offers a bright and spacious living room, additional lounge and separate dining room. A practical and well-laid-out kitchen, and three comfortable bedrooms. The space works well for families, first-time buyers, or anyone looking for a solid investment.

Set in a well-regarded part of town, the house provides straightforward, spacious accommodation in a convenient location.



Overall, this property on Emerald Street is a rare opportunity to own a piece of Saltburn's rich heritage with superb access to the coast. It has prime location, on the widest of Saltburn's iconic 'Jewel' streets, just moments from the sea.

Tenure Details: Freehold.

Council Tax Band: C

EPC Rating: Awaiting Certificate

Early viewing is strongly advised to fully appreciate the quality and location on offer.

Vestibule

Laminate Floor. Glazed door leading to Entrance Hall.

Entrance Hall

Laminate floor continued. Stairs leading to first floor. Radaiator. Covng. Storage.

Living Room 17'0" x 14'9" (5.20m x 4.52m)

Laminate floor continued. uPVC bay window to front aspect. Covng. Ceiling rose. Picture rail. Feature surround, Gas Fire.

Lounge 12'10" x 12'9" (3.93m x 3.90m)

uPVC window to rear aspect. Laminate floor continued. Picture rail. Covng. Gas Fire.

Dining Room 13'0" x 8'7" (3.98m x 2.63m)

Laminate floor continued. Storage. uPVC window to rear. Radiator.

Kitchen 9'10" x 9'6" (3.01m x 2.91m)

uPVC windoe to rear. Range of wall, drawer and base units. Laminate worktops. Plumbing for washing machine. Freestanding gas hob. Gas oven. Laminate floor. Radiator.

First Floor

Bathroom 10'3" x 9'4" (3.13m x 2.85m)

Laminate floor. uPVC window x 2. Panel bath with overhead shower. Vanity unit hand-basin. Storage. Partially tiled.

W/C 3'6" x 3'0" (1.09m x 0.92m)

uPVC window. Low-level W/C. Radiator. Laminate floor.

Raised First Floor

Bedroom One 13'7" x 11'6" (4.15m x 3.51m)

uPVC window to front aspect. Picture rail. Fitted wardrobes. Radiator. Carpeted.

Bedroom Two 12'11" x 10'1" (3.94m x 3.09m)

uPVC window to the rear. Fitted wardrobes. Radiator. Carpeted.

Bedroom Three 7'1" x 7'1" (2.18m x 2.17m)

uPVC to front aspect. Carpeted. Radiator.

External

Front Elevation

The front elevation benefits from a small, gravelled patio area, providing a private and low-maintenance space to sit out and enjoy the surroundings.

Rear Elevation

The enclosed rear yard offers a practical and low-maintenance outdoor space, complete with a useful outside WC and a separate storage shed — ideal for additional household storage.

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.

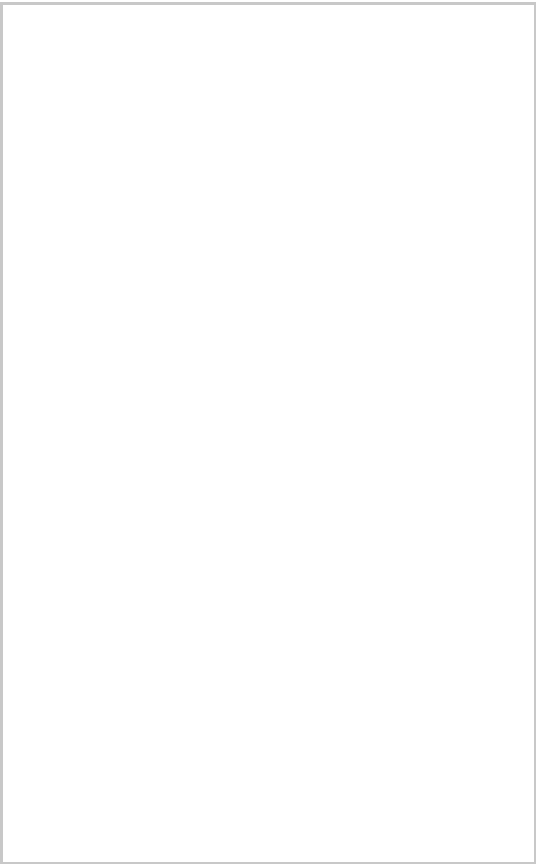
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

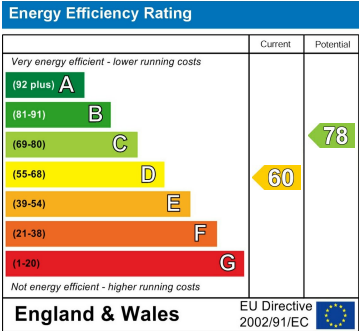
Area Map



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

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