



Inglebys

Estate Agents



1 Emerald Street

Saltburn-By-The-Sea, TS12 1EE

£165,000



Located on the ever-popular Emerald Street in the heart of Saltburn-by-the-Sea, this attractive ground floor flat combines character, convenience and low-maintenance living. Benefiting from its own private entrance, the property offers a bright and comfortable reception room, a well-proportioned double bedroom, a fitted kitchen and a modern bathroom.

Ideally positioned just a short stroll from the beach, promenade, town centre, independent cafés, shops and railway station, the flat is perfectly placed to enjoy everything this vibrant coastal town has to offer.

Offered with a share of the freehold, the property is well suited to first-time buyers, those looking for a seaside bolthole, or investors seeking a ready-to-let holiday home. Well presented throughout and ready to move into, it represents an excellent opportunity to enjoy life by the coast in one of the North East's most desirable seaside towns.



Tenure: Share of Freehold
Council Tax: Band A
EPC Rating: Awaiting EPC assessment

Lounge 16'5" x 12'11" (5.02m x 3.94m)

Entered through a composite front door, the property opens into the main reception room. uPVC double glazed bay window to the front aspect. Plantation shutters. Dado rail. Electric multi-fuel stove-effect fire. 2 x Radiator. Carpeted.

Hallway

Two built-in storage cupboards. Radiator. Carpeted.

Kitchen 9'2" x 8'11" (2.81m x 2.72m)

The kitchen is fitted with a range of modern grey wall and base units, laminate work surfaces and a Rangemaster cooker with a four-ring gas hob and electric oven. Inset Enamel sink with drainer grooves and mixer tap. uPVC double glazed window to the rear aspect. Built-in cupboard housing a Potterton boiler. Partially tiled. Vinyl flooring.

Bedroom One 11'6" x 8'11" (3.53m x 2.72m)

uPVC double glazed window to the rear aspect. Fitted wardrobe. Dado rail. Radiator. Carpeted.

Utility Recess

The utility recess provides plumbing for a washing machine and tumble dryer, with a half-glazed uPVC door offering access to the rear.

Bathroom 9'0" x 6'3" (2.75m x 1.91m)

uPVC double glazed window. Modern three-piece bathroom suite comprising a panelled bath, pedestal wash basin and low-level WC. Walk-in shower with glass enclosure. Radiator. Vinyl flooring continued.

Externally

Front Elevation

The front elevation offers a neatly presented paved area with boundary hedging.

Rear Elevation

The enclosed rear outdoor space benefits from low-maintenance artificial lawn for easy up-keep. Fitted with an outside water tap.

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.

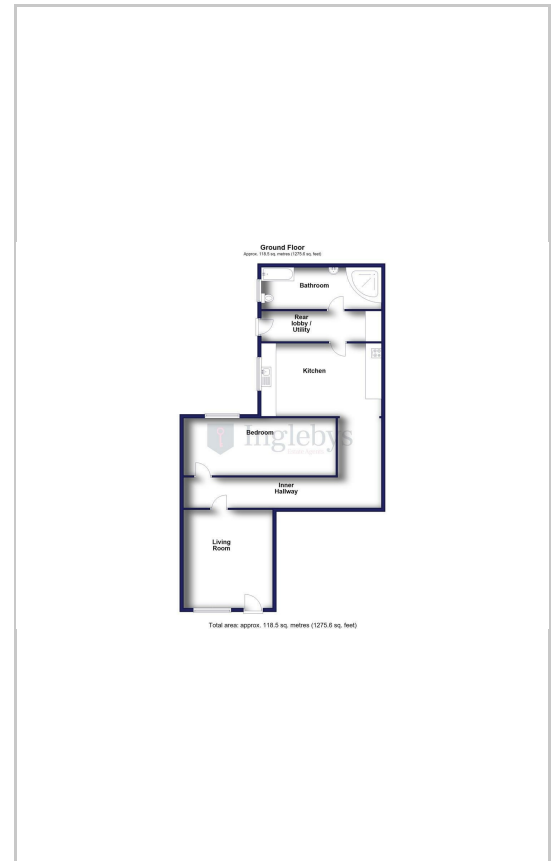
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC