



# Inglebys

Estate Agents



## 5 Claire house

Saltburn-By-The-Sea, TS12 1JW

**£180,000**



Presented to a very high standard throughout is this spacious two bedroom apartment, ideally located in the centre of Saltburn and within a short walking distance to all of Saltburn's amenities.

With a large walk in shower, residents parking to the rear and a modern kitchen suite.

Call us today to arrange a viewing.



Tenure: Freehold.

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

EPC Rating: C-Rating

**Entrance Hallway**

Storage cupboard housing an electrical fuse box.

**Living Room 19'4" x 14'5" (5.9 x 4.4)**

Large, double glazed bay window to the front aspect.  
Electric flame effect fire with marble effect back and hearth, with integrated lighting.

**Kitchen 13'2" x 6'11" (4.02 x 2.12)**

A range of modern, fitted wall and base units with marble effect roll top work surfaces.  
Integrated appliances including a fridge/freezer, washer/dryer, dishwasher, single electric oven, electric hob and overhead extractor hood.

Stone effect wall panels.  
Tile effect vinyl flooring.  
Cupboard housing a gas combination boiler.  
uPVC door to the rear fire escape.

**Bedroom One 9'10" x 15'9" (3.02 x 4.82)**

Double glazed window to the front aspect.

**Shower Room 8'2" reducing to 3'9" x 5'10" (2.49 reducing to 1.16 x 1.78)**

Double walk in shower cubicle with an electric shower.  
Low level WC and wash hand basin, inset into a vanity unit.  
Fully tiled walls.  
Tile effect vinyl flooring.  
Stainless steel heated towel rail.  
Storage cupboard and additional radiator.

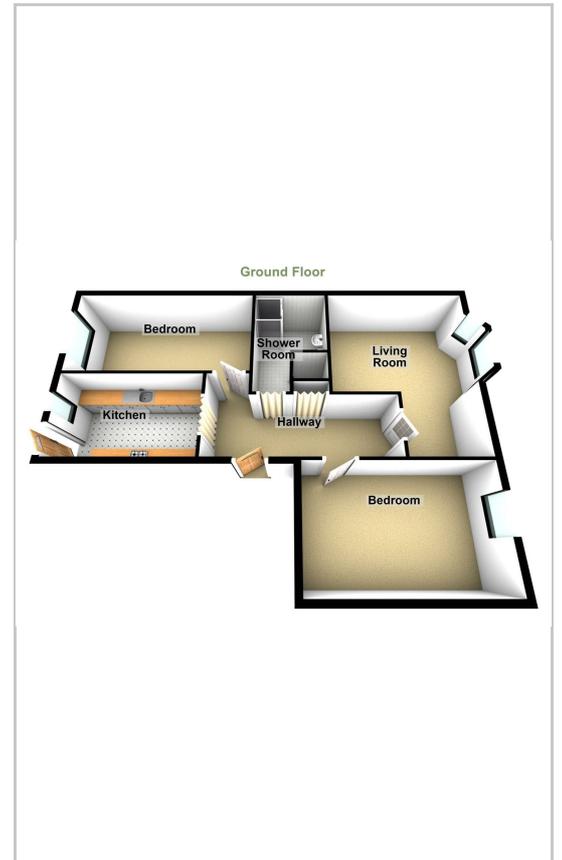
**Bedroom Two 17'5" x 8'4" (5.31 x 2.55)**

Double glazed window to the rear aspect.

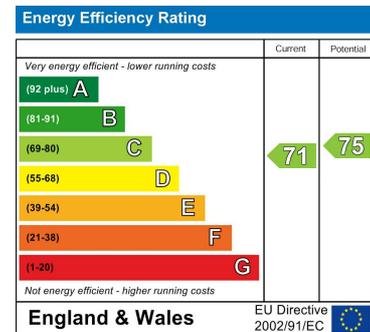
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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