



# 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. Radiator. Covings. Storage.

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

Laminate floor continued. uPVC bay window to front aspect. Covings. 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. Covings. 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 window 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.

**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.

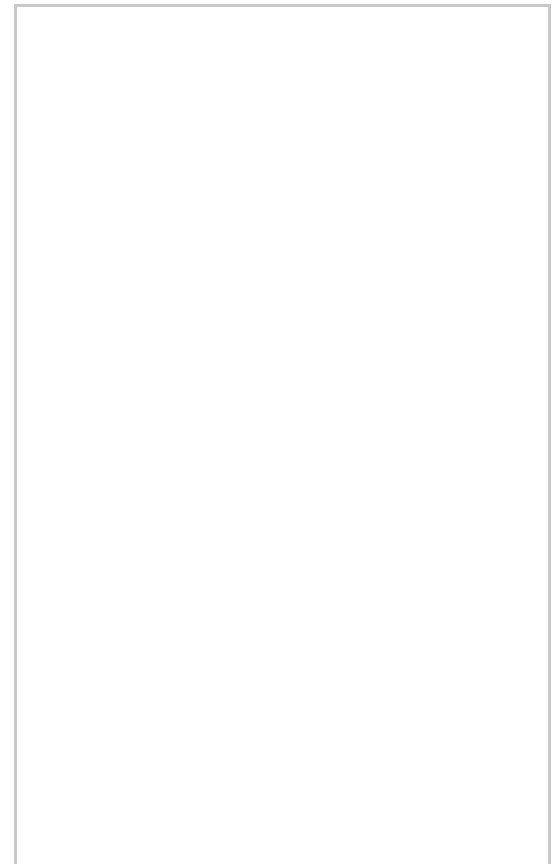
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

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

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