



Inglebys

Estate Agents



25 Upleatham Street

Saltburn-By-The-Sea, TS12 1JX

£250,000

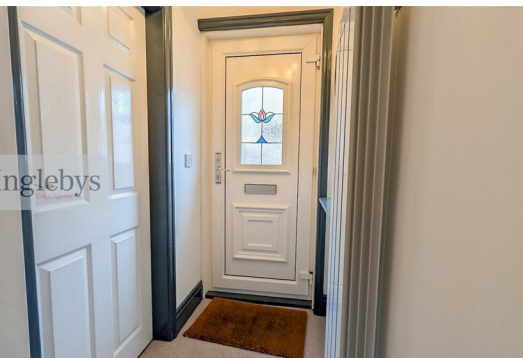


This beautifully refurbished house on Upleatham Street presents an exceptional opportunity for those seeking a modern and comfortable home in the heart of Saltburn.

The property boasts two inviting and open-plan reception rooms, a thoughtfully designed kitchen and utility area, a modern bathroom suite as well as an additional ground floor WC.

The enclosed rear garden offers a private sanctuary, ideal for enjoying sunny days or hosting gatherings. Additionally, the property includes a garage, providing convenient storage and parking options.

This home is not only a testament to quality refurbishment but also a perfect blend of modern living in a picturesque coastal setting. With its proximity to local shops, restaurants, bars and the stunning coastline of Saltburn, this property is sure to appeal to a wide range of buyers.



Tenure: Freehold
 Council Tax: Band B
 EPC Rating: Awaiting EPC assessment

Entrance Hallway

Partially glazed uPVC entrance door.
 Vertical radiator.

Open Plan Living and Dining Room 24'0" x 14'0" (7.34 x 4.27)

Double glazed bay window to the front aspect.
 Vertical radiator.
 Wooden flooring.
 Large under-stair storage cupboard.
 Double glazed window to the rear aspect.

Cloakroom/WC 4'8" x 2'10" (1.44 x 0.88)

Low level WC.
 Wash hand basin.
 Stainless steel heated towel rail.

Kitchen 18'0" x 8'8" (5.5 x 2.66)

Double glazed window to the rear and side aspects.
 A range of fitted wall and base units with quartz roll top work surfaces.
 Stainless steel sink with mixer tap.
 Engineered oak flooring.
 Integrated appliances including a double oven, induction hob and dishwasher.
 Utility area with plumbing for a washing machine and space for a dryer.
 Rear door to the Garage.

Conservatory

Double glazed throughout.
 uPVC door to the rear garden.

First Floor Landing

Bedroom One 11'5" x 8'11" (3.48 x 2.72)
 Double glazed bay window to the rear aspect.
 Integrated shelves and rails.
 Vertical radiator.

Bedroom Two 11'0" x 9'11" (3.36 x 3.04)
 Double glazed window to the rear aspect.
 Radiator.

Bedroom Three 7'11" x 6'4" (2.42 x 1.94)
 Double glazed window to the front aspect.
 Radiator.

Family Bathroom 7'11" x 4'10" (2.43 x 1.49)

Double glazed, frosted window to the rear aspect.
 A modern bathroom suite comprising of a low level WC, wash basin inset into a vanity unit and double walk-in shower.
 Wall unit with integrated mirror and lighting.
 Vertical radiator.
 Half tiled walls.

Attached Garage

A spacious garage with power, light and an up and over door.

External

To the rear of the property is a private, enclosed garden with a storage shed and gate to the rear alleyway.

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	

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