



## 11 Eden Street

Saltburn-by-the-Sea, TS12 1JZ

**£245,000**



A deceptively spacious 3 bedroom mid-terraced residence in a fantastic location, one street away from Saltburn Town Centre, and all it has to offer.



Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: D Rating

#### Entrance Vestibule

Wooden door to the front elevation. Single glazed wooden door opens to the Hall.

#### Entrance Hall

Wooden floor. Radiator. Staircase leading to the first floor. Access to Living Room, Dining Room & Kitchen.

#### Living Room 14'5" x 11'6" (4.40m x 3.51m)

uPVC double glazed bay window to the front aspect. Carpeted. Coving. Picture rail. Radiator. Victorian fireplace.

#### Dining Room 14'4" x 9'6" (4.39m x 2.92m)

Wood floor continued. uPVC window to the rear aspect. Picture rail. Coving. Radiator.

#### Kitchen 17'1" x 9'4" (5.21m x 2.86m)

3 x uPVC windows. A range of wall, drawer & base units. Integrated dishwasher & fridge freezer. Dual fuel Rangemaster. Integrated washing machine. Column radiator. LED downlights. Composite sink & drainer. Granite worktops. Vinyl tiled flooring. Door through to rear lobby.

#### Rear Lobby 7'8" x 6'6" (2.35m x 2.00m)

W/C - Low-level W/C. Hand-basin. LED downlighting. Vinyl flooring contd. Storage cupboard.

#### First Floor

##### Bedroom Three 9'10" x 6'6" (3.02m x 2m)

uPVC window to the rear aspect. Carpeted. Radiator.

##### Bathroom 6'10" x 6'5" (2.09m x 1.97m)

#### Raised First Floor

##### Bedroom One 15'2" x 14'6" (4.63m x 4.42m)

##### Bedroom Two 12'1" x 9'7" (3.69m x 2.93m)

#### External

#### 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.

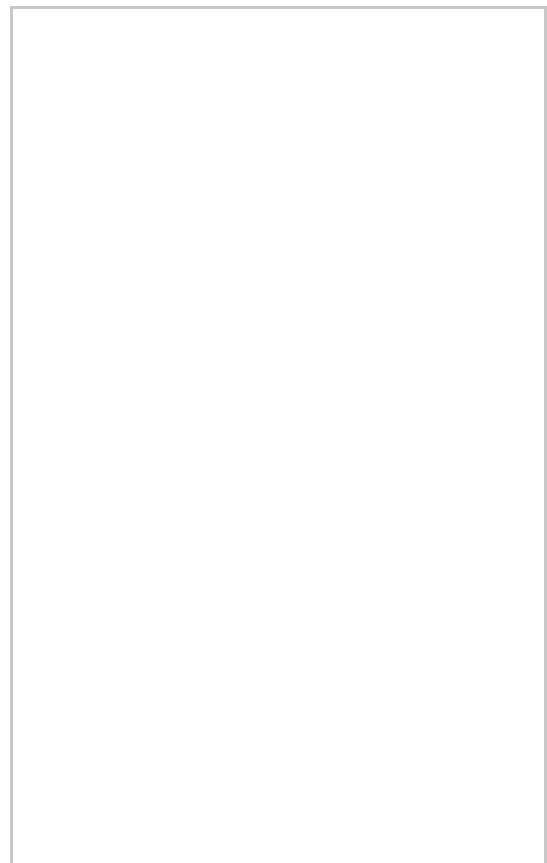
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

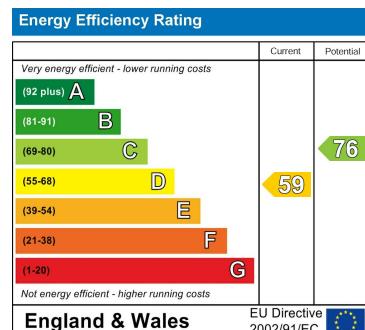
#### Area Map



#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.