



Inglebys

Estate Agents



9a Pearl Street

Saltburn-by-the-Sea, TS12 1DU

Offers Around £183,000



Located within the heart of Saltburn's thriving town centre, close to local independent bars, bistros & shops, a 2-bedroom maisonette presented to a show-home standard throughout.



Presented to the highest of standards, and only a short walk to Saltburn's Town Centre, including independent bars, bistros & shops, along with Saltburn's Award-Winning Beach (Blue Flag Award 2021), and within close proximity to local schools & transport links.

Council Tax Band: Band A.

EPC Rating: Awaiting New Certificate.

Entrance Hall

Wooden door to the front aspect. Stairs leading to the first floor.

First Floor

Living Room (14'4" x 13'10") ((4.39m x 4.23m))

UPVC double glazed bay window to the front aspect. Carpeted. 2x radiators. Stairs leading to the second floor. UPVC double glazed window to the front aspect.

Kitchen (11'0" x 10'7") ((3.37m x 3.24m))

A range of wall, base & drawer units. Laminate worktops incorporating composite sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Tiled splashbacks. Integrated fridge / freezer, slimline dishwasher & washing machine. Wall-mounted combi-boiler. UPVC double glazed window to the rear aspect. Laminate flooring. Radiator.

Internal Hall

Access to the Shower Room & Bedroom Two.

Shower Room (7'0" x 6'3") ((2.15m x 1.92m))

Walk-in corner shower cubicle. Low-level W/C and hand basin within the vanity unit. Vertical radiator. Tiled walls. Laminate flooring. Extractor fan.

Bedroom Two (9'6" x 7'0") (2.92m x 2.14m))

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Second Floor

Landing

Storage cupboard.

Bedroom One (13'10" x 13'6") ((4.22m x 4.12m))

Velux window to the front aspect. Carpeted. Radiator. Access to eaves storage.

External

Rear Elevation

Allocated parking for 1x car to the rear of the property.

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.

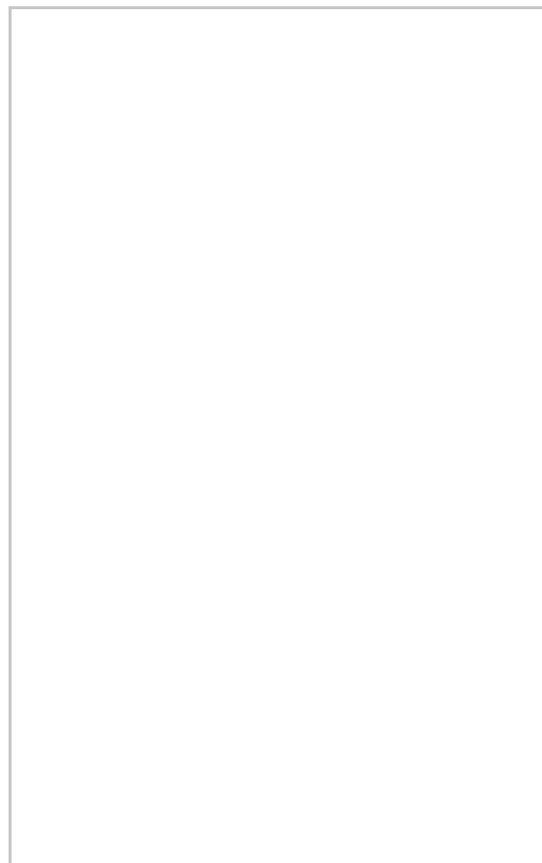
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Area Map



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	