



Inglebys

Estate Agents



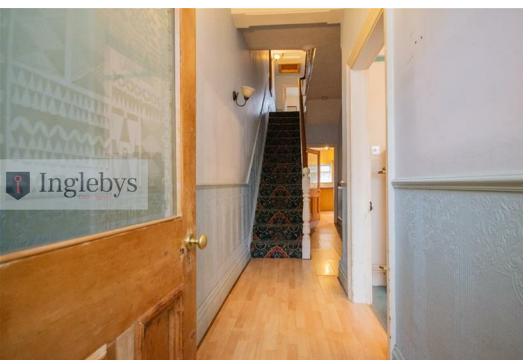
9 Upleatham Street

Saltburn-By-The-Sea, TS12 1LA

Offers Over £250,000



Substantial five-bedroom Victorian terrace offering generous proportions, original period features and superb potential for modernisation.



Set over three floors, this impressive five-bedroom Victorian terraced home offers an abundance of space and character, making it an ideal project for buyers looking to create a bespoke family home. The ground floor features two separate reception rooms, both well-proportioned and full of natural light, along with an open-plan kitchen and breakfast area to the rear. Many attractive original features remain, including Victorian fireplaces in most rooms, adding charm and authenticity throughout. While the property would benefit from refurbishment, it provides a fantastic opportunity to update and add value. Externally, there is an L-shaped enclosed rear yard offering private outdoor space with scope for improvement. A family bathroom is located on the first floor, with five bedrooms arranged across the upper levels providing flexible accommodation to suit a range of needs.

Tenure: Freehold.

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

EPC Rating: E-Rating.

Entrance Vestibule 4'1" x 3'9" (1.26m x 1.16m)
Victorian tiled floor. Wooden door to the front elevation. Hardwood glazed door opening to the Hall.

Hall 21'3" x 5'10" (max) (6.48m x 1.78m (max))
Laminate flooring. Decorative wood paneling. Dado rail. Stairs leading to the first floor. Under-stairs storage cupboard.

Living Room 12'11" x 12'5" (3.96m x 3.81m)
Cast-iron open fireplace. Carpeted. Bay window to the front aspect with paneling. Radiator. Coving, ceiling cornice & picture rail.

Dining Room 12'6" x 10'11" (3.82m x 3.34m)
Cast-iron open fireplace. Carpeted. French doors open to the rear yard. Radiator. Picture rail.

Kitchen & Breakfast Area 17'9" x 10'5" (5.43m x 3.20m)
Laminate flooring to the Breakfast Area, and carpet to the Kitchen. A range of wall, base & drawer units with breakfast bar. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Extractor hood. Plumbing for washing machine. Tiled splash-backs. Door opening to the rear yard, and windows to the side & rear aspects.

First Floor

Split-Level Landing
Carpeted. Stairs continuing to the second floor.

Bedroom One 17'2" x 12'6" (5.24m x 3.83m)
Fitted wardrobes. Cast-iron open fireplace. Carpeted. UPVC double glazed window to the front aspect. Radiator. Picture rail.

Bedroom Two 12'5" x 10'11" (3.81m x 3.33m)
Cast-iron open fireplace. Fitted wardrobes. Radiator. UPVC double glazed window to the rear aspect. Picture rail.

Bedroom Three 10'6" x 7'8" (3.22m x 2.35m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Family Bathroom 9'11" x 6'7" (max) (3.03m x 2.01m (max))
Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Part-tiled walls. Vinyl flooring. 2x UPVC double glazed windows to the side aspect.

Second Floor

Landing
Window to the rear aspect. Carpeted.

Bedroom Four 17'3" x 12'7" (5.26m x 3.84m)
Exposed varnished floorboards. Cast-iron fireplace. Radiator. Dormer window & Velux window to the front aspect.

Bedroom Five 12'7" x 11'0" (3.84m x 3.36m)
Cast-iron fireplace. Carpeted. Radiator. Dormer window to the rear aspect.

External

Front Elevation
Small enclosed yard space with gated access to the street.

Rear Elevation
L-shaped enclosed courtyard, paved with gated access to the alley.

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.

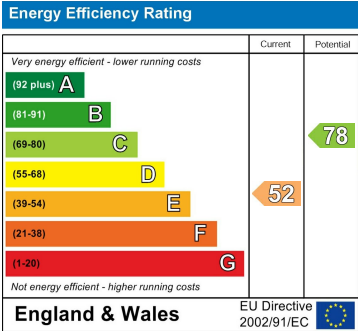
Area Map



Floor Plans



Energy Efficiency Graph



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