



## Flat B, 34 Diamond Street

Saltburn-By-The-Sea, TS12 1EB

**Offers Around £195,000**



Welcome to Diamond Street, Saltburn-By-The-Sea - a charming location for this delightful house!

This spacious first-floor apartment is a gem in the heart of Saltburn, offering stunning sea views from the lounge bay window. Imagine waking up to the sight of the sea every morning - truly a picturesque setting.

With 3 bedrooms, two featuring solid oak flooring to the rear, this property exudes warmth and character. The contemporary shower room adds a touch of modernity to this classic home, blending the best of both worlds seamlessly.

As you step into the welcoming communal entrance hall with original tiled flooring, you'll feel the history and elegance of this property enveloping you.

Don't miss the opportunity to make this house your home and enjoy the beauty of Saltburn-By-The-Sea every day.



## Entrance Hall

Recently decorated. Inviting Entrance Hall. Victorian tiled floor. Dado rail.

## Bedroom One 15'2" x 7'11" (4.63m x 2.42m)

Solid oak flooring, radiator, window to front aspect.

## Living Room 15'2" x 13'10" (4.63m x 4.24m)

Solid oak flooring, cast iron fireplace, radiator. Large bay window with sea view.

## Shower Room 4'10" x 10'0" (1.49m x 3.07m)

Contemporary shower room with three piece suite, tiled walls. Touch sensitive mirror, heated towel rail, shaver point.

## Kitchen 8'5" x 10'0" (2.58m x 3.07m)

High gloss wall and base units, granite effect worktop, integrated appliances, electric oven, gas hob. Tiled effect flooring. radiator, window to rear aspect.

## Hall

Carpet flooring

## Bedroom Three 9'5" 7'2" (2.89m 2.20m)

Solis oak flooring, radiator., window to rear aspect.

## Bedroom Two 6'6" x 10'7" (2.00m x 3.23m)

Solid oak flooring, window to rear aspect.

## 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.

Located in the popular residential 'Jewel Streets' in Saltburn on the North East Coast. This is an exciting opportunity to acquire a fantastic and versatile apartment. The property is bright and airy with wonderful views of the sea from the front. The property has been modernised throughout, and benefits from gas central heating and beautiful solid oak flooring.

Available with Immediate Vacant Possession and no onward chain, early viewing is advised.

Tenure - Share of Freehold

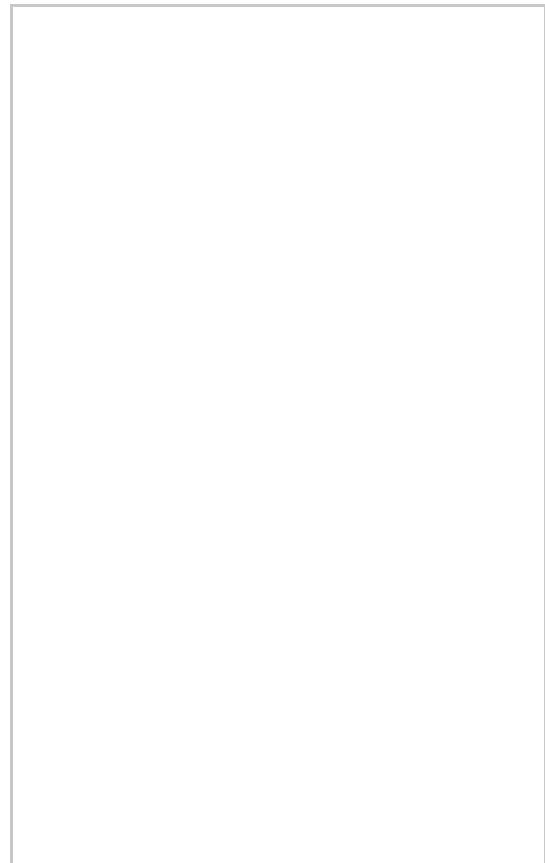
Council Tax Band A Redcar and Cleveland

EPC Rating: C

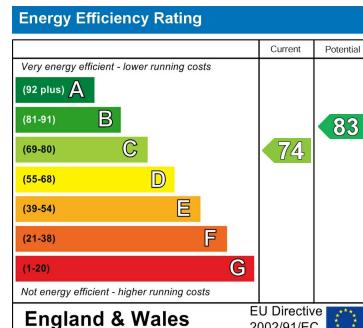
## Area Map



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