



## 8 Oxford Street

Saltburn-By-The-Sea, TS12 1LG

**£185,000**



Offered for sale with no onward chain, a spacious 3-bedroom mid-terrace residence, close to all local amenities and just a short walk in to Saltburn's popular Town Centre.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-

EPC Rating: D

#### Entrance Vestibule 4'2" x 3'5" (1.29m x 1.06m)

Solid wood door to the front aspect. Original Victorian floor tiles with coir doormat. Wooden glazed door opens to the Hall.

#### Hall 11'6" x 3'5" (3.53m x 1.06m)

Carpeted. Radiator. Stairs leading to the first floor.

#### Living Room 11'9" x 10'8" (3.60m x 3.26m)

Cast-iron open fire in a tiled fire surround. UPVC double glazed bay window to the front aspect. Carpeted. Radiator. Coving & picture rail.

#### Dining Room 12'7" x 11'6" (3.84m x 3.53m)

Log-burning stove within the chimney breast. UPVC double glazed window to the rear aspect. Storage cupboard in the chimney alcove. Carpeted. Radiator.

#### Kitchen 14'0" x 8'10" (4.28m x 2.70m)

A range of base & drawer units. Laminate worktops incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap. Space for gas cooker & plumbing for washing machine. Part-tiled walls. Wall-mounted combi-boiler. 2x UPVC double glazed windows to the side aspect & UPVC double glazed door opening to the rear yard. Under-stairs storage cupboard. Tiled floor. Vertical radiator.

#### First Floor

##### Split-Level Landing

Carpeted. Original linen cupboard. Skylight.

#### Bedroom One 14'7" x 11'10" (4.46m x 3.62m)

Cast-iron fireplace with tiled hearth & wooden surround. Carpeted. UPVC double glazed window to the front aspect. Radiator.

#### Bedroom Two 12'7" x 9'4" (3.85m x 2.85m)

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

#### Bedroom Three 8'10" x 7'4" (2.71m x 2.24m)

Original cast-iron fireplace. Laminate flooring. UPVC double glazed window to the rear aspect. Radiator. Coving & picture rail.

#### Bathroom 6'3" x 6'1" (max) (1.93m x 1.87m (max))

Panel bath. Low-level W/C. Pedestal hand basin. UPVC double glazed frosted window to the side aspect.

#### External

##### Rear Elevation

Private, enclosed courtyard with 2x brick-built outhouse storage sheds, and 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.

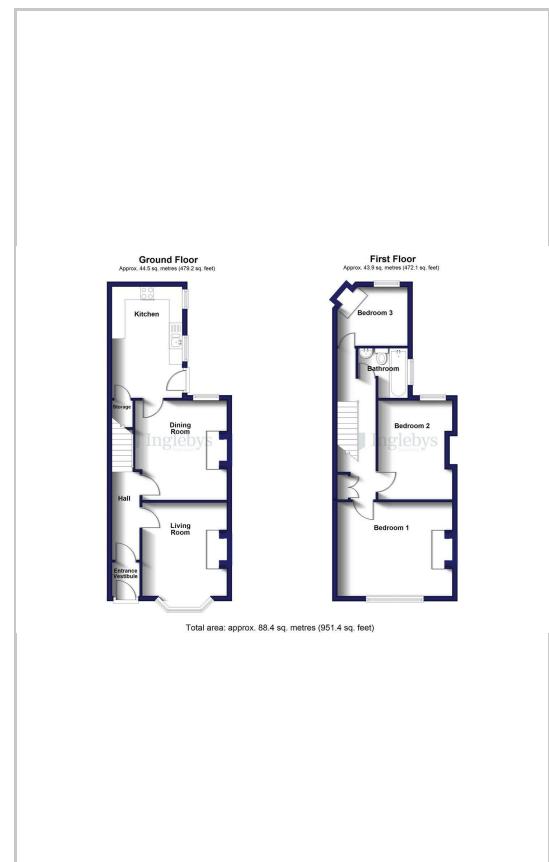
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

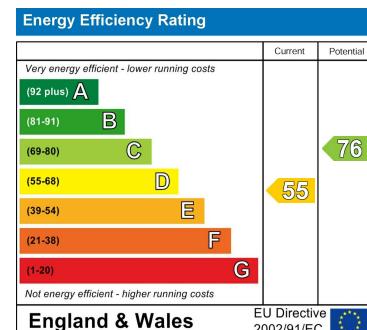
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



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.