



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



FURTHER INFORMATION
AVAILABLE ON REQUEST

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ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

51 Wharton Street
, Saltburn-By-The-Sea, TS12 2AY

£65,000



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Agent's Notes - Buyers Premium Fee

A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

the purchaser fails to complete the transaction within two months of the offer being accepted; or
the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion.

Living Room

The front reception room is a bright and welcoming space, benefiting from a large front-facing window that allows an

abundance of natural light to flow throughout. Well-proportioned and versatile, the room offers ample space for a range of living room furniture, creating a comfortable setting for relaxing or entertaining guests.

Kitchen / Living Area

Positioned to the rear of the property, the open-plan kitchen and dining area provides a practical and sociable living space. The kitchen is fitted with a range of wall and base units, complementary work surfaces and space for freestanding appliances, while the adjoining dining area comfortably accommodates a family dining table or additional seating. Stairs rise to the first floor, and a door provides direct access to the enclosed rear yard.

Bathroom

Located on the ground floor, the bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. A frosted window provides natural light while maintaining privacy.

Landing

The first-floor landing provides access to both bedrooms and offers a practical central

connection between the first-floor accommodation.

Bedroom 1

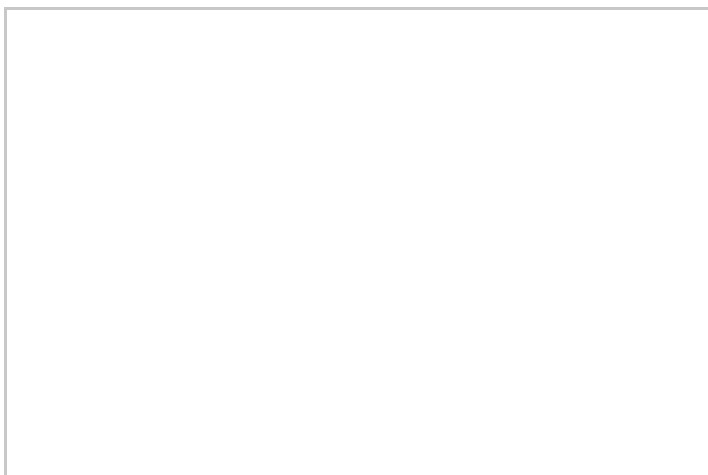
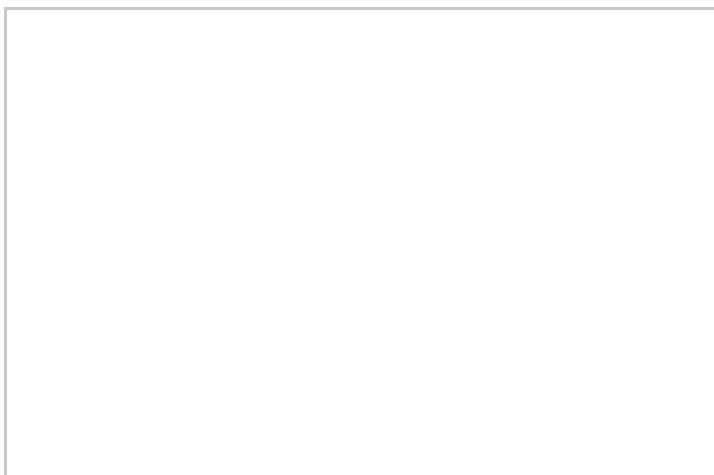
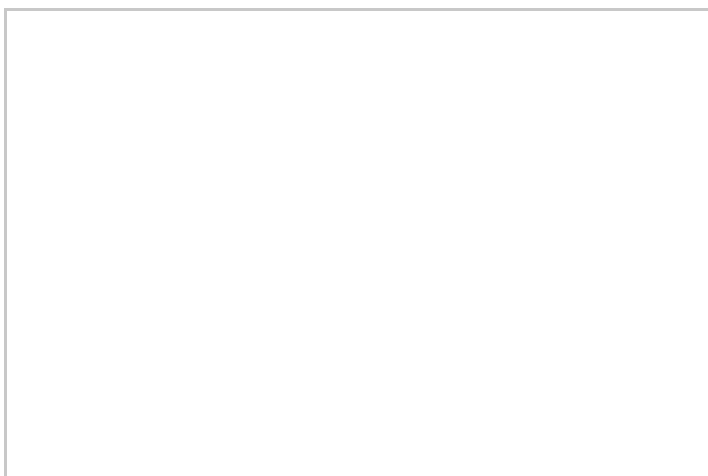
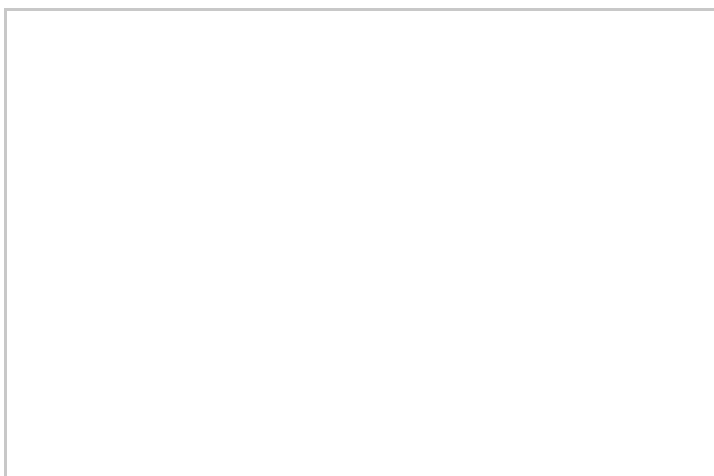
Situated at the front of the property, the principal bedroom is a generous double room with ample floor space for a double bed and a range of additional bedroom furniture. A large window fills the room with natural light, creating a bright and comfortable environment.

Bedroom 2

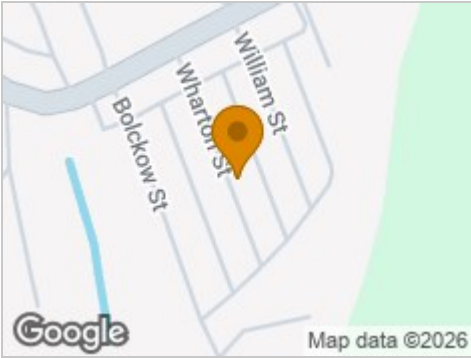
Located to the rear of the property, the second bedroom is another well-proportioned double room offering flexibility for a variety of uses, including a guest bedroom, children's room or home office. The room benefits from a pleasant rear outlook and space for bedroom furnishings.

External

To the rear of the property is a fully enclosed, low-maintenance courtyard, providing a private outdoor seating area with gated access, making it ideal for those seeking an easily managed external space.



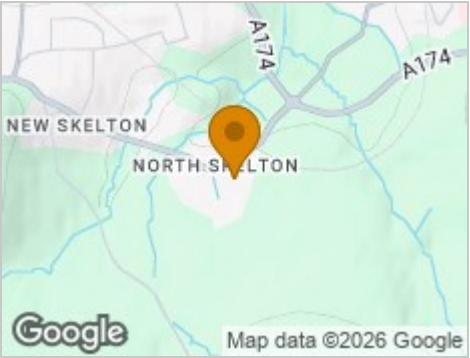
Road Map



Hybrid Map



Terrain Map



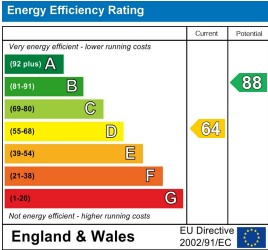
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

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.