



1 Montrose Street

Saltburn-By-The-Sea, TS12 1LH

£225,000



Situated close to Saltburn's popular Town Centre, a beautifully presented 3-bedroom terraced residence. Boasting 2x reception rooms, enclosed rear courtyard and recently refurbished to a high standard, viewing is essential.



Tenure Details: Freehold.

Council Tax Band: Band-A.

EPC Rating: D-Rating.

Hall 13'3" x 2'9" (4.05m x 0.86m)

Composite UPVC double glazed door to the front elevation. LVT flooring. Stairs leading to the first floor.

Living Room 11'3" x 10'0" (3.45m x 3.05m)

UPVC double glazed bay window to the front aspect. LVT flooring. Radiator.

Dining Room 15'4" x 12'8" (4.69m x 3.88m)

Log-burning stove in the chimney breast. UPVC French doors open to the rear yard. Under-stairs storage cupboard. Radiator. LVT flooring.

Kitchen 11'6" x 7'9" (3.53m x 2.37m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated eye-level double electric oven. Gas hob. Extractor hood. Integrated fridge, freezer & dishwasher. Tiled splash-backs. LED downlighting. UPVC double glazed window to the side aspect. LVT flooring.

Rear Hallway 7'9" x 2'11" (2.37m x 0.91m)

Storage cupboard with space / plumbing for washing machine & dryer. LVT flooring. UPVC double glazed door opening to the rear yard.

Bathroom 7'9" x 6'9" (2.37m x 2.06m)

Panel bath with shower above. Glazed shower screen. Hand basin & low-level W/C both in vanity units. Tiled walls. UPVC double glazed window to the side aspect. Extractor fan. Composite heated towel radiator. Vinyl flooring.

First Floor

Landing

Carpeted. Loft hatch.

Bedroom One 14'7" x 9'10" (4.47m x 3.02m)

UPVC double glazed window to the front aspect. Carpeted. Fitted wardrobes. Radiator.

Bedroom Two 12'9" x 8'3" (3.91m x 2.52m)

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

Bedroom Three 9'6" x 6'8" (2.92m x 2.04m)

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

External

Enclosed rear courtyard 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.

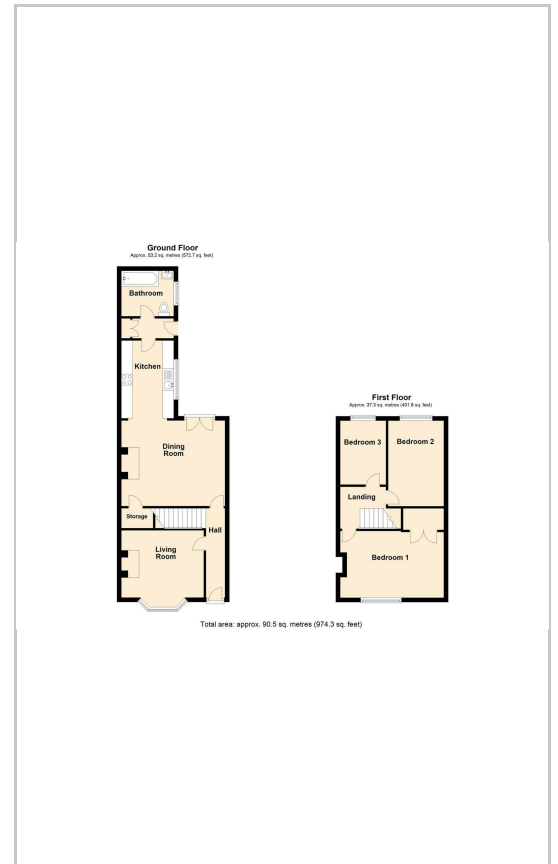
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

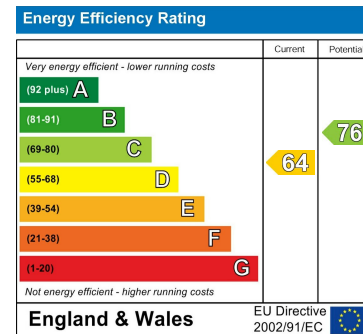
Area Map



Floor Plans



Energy Efficiency Graph



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.