



# Inglebys

Estate Agents



## 9 Cambridge Street

Saltburn-By-The-Sea, TS12 1LD

**Offers Over £330,000**

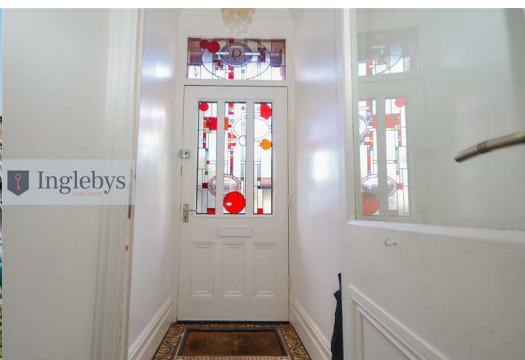


Nestled on the charming Cambridge Street in Saltburn-By-The-Sea, this stunning six-bedroom townhouse is a true gem waiting to be discovered. Boasting a spacious open-plan living space, this property is presented to the highest standard, offering a perfect blend of modern comfort and classic charm.

With two reception rooms and a bathroom, this terraced house is ideal for a growing family looking for a new place to call home. Imagine enjoying family gatherings or hosting friends in this inviting space that exudes warmth and character.

Conveniently located just a short walk away from Saltburn's vibrant town centre, you'll have easy access to a variety of shops, restaurants, and amenities. Whether you're strolling along the beach or exploring the local attractions, this property offers the perfect balance of tranquillity and convenience.

Don't miss out on the opportunity to make this beautiful townhouse your own. It's not just a house; it's a place where memories are made and cherished. Welcome to your perfect family home on Cambridge Street.



Tenure Details: Freehold

Council - Redcar & Cleveland

Council Tax - C

EPC Rating - D Rating

### Vestibule

Bespoke stained glass front door, tiled floor.

### Hallway 21'5" x 5'10" (6.53m x 1.80m)

Glass panel door, laminate wood effect flooring, staircase leading to first floor, under stair storage, radiator.

### Living Room 28'3" x 12'7" (8.62 x 3.85)

Open plan living, Victorian fireplace with granite hearth, laminate wood effect flooring, UPVC double glazed window, coving, UPVC window to rear aspect.

### Kitchen/Breakfast Room 20'9" x 9'10" (6.35 x 3.02)

Modern Graphite wall and base units, stainless steel 1 1/2 bowl sink with drainer, hot water tap, wood effect worktops with upstand, integrated dual ovens, dishwasher, stainless steel 5 ring gas hob and hood. Radiator, UPVC French Doors to rear yard. UPVC double glazed window.

### Cloakroom 5'4" x 4'9" (1.63 x 1.45)

UPVC window, radiator, door leading to WC.

### W/C 5'3" x 4'11" (1.62 x 1.52)

White low level WC, pedestal basin, UPVC window, spotlights, radiator, laminate wood effect flooring, floor to ceiling tiles.

### First Floor Landing

### Bedroom Three 9'10" x 9'7" (3.02m x 2.94m)

UPVC window, carpet flooring, radiator.

### Family Bathroom 6'5" x 9'10" (1.98 x 3.01)

UPVC window, freestanding bath with chrome tap, low level WC, white pedestal basin, glass shower cubicle, chrome towel rail, spotlights, wood effect laminate flooring.

### Bedroom Two 13'3" x 10'1" (4.06m x 3.08m)

UPVC double glazed window to rear aspect, carpet flooring, radiator.

### Lounge / Bedroom One 16'7" x 12'3" (5.07m x 3.74m)

UPVC double glazed window, Victorian Fireplace, carpet flooring, radiator.

### Landing

### Bedroom Four 13'1" x 9'1" (4.00m x 2.77m)

### Bedroom Five 12'5" x 9'1" (3.80m x 2.77m)

### Bedroom Six 9'4" x 7'2" (2.85m x 2.20m)

### Rear Yard

UPVC French Doors leading 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.

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.

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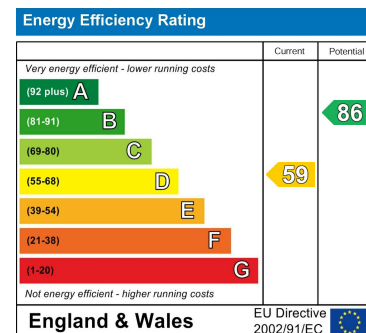
## Area Map



## Floor Plans



## Energy Efficiency Graph



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