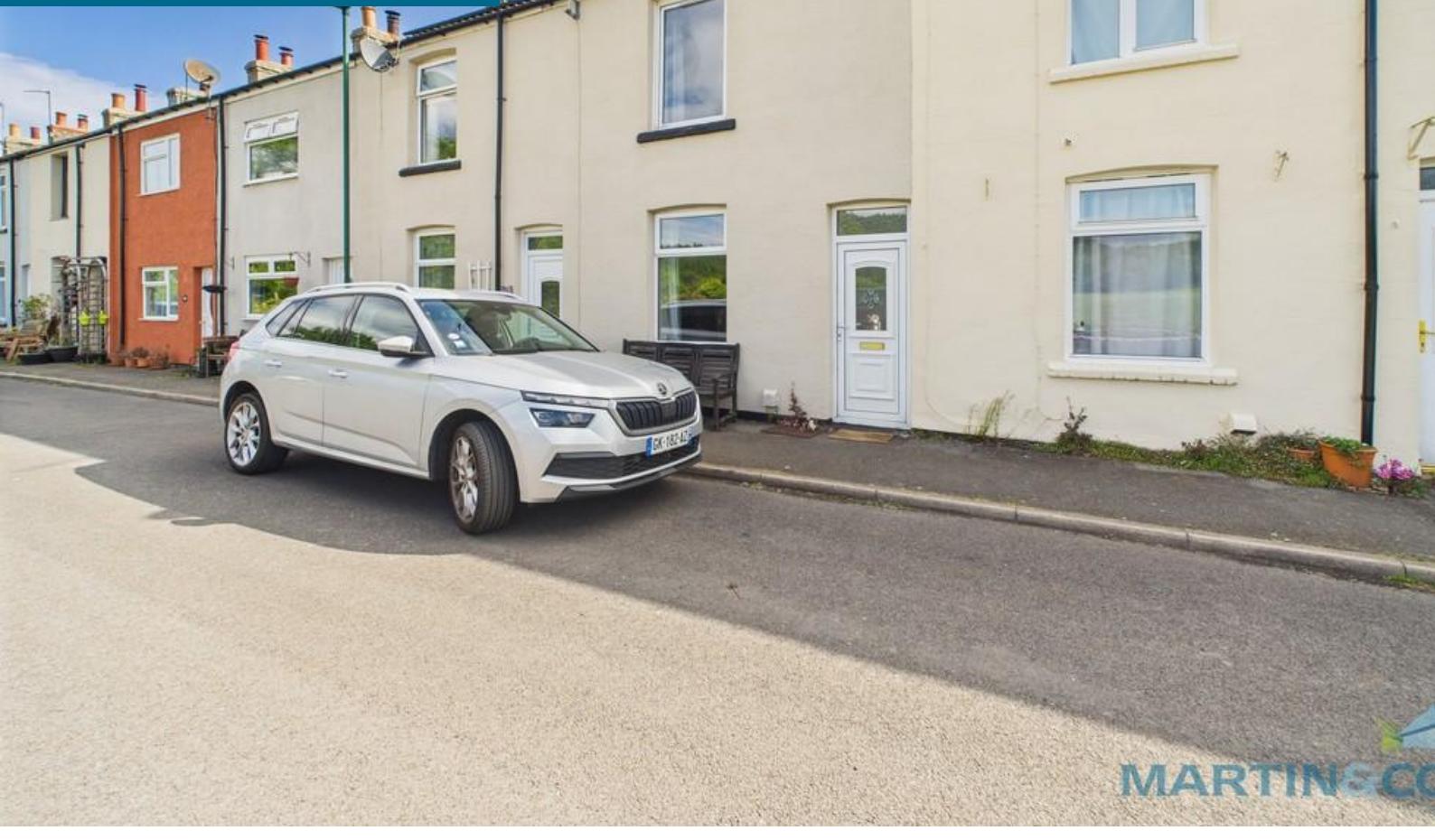


FOR SALE



MARTIN & CO



Charltons, Saltburn-by-the-Sea

2 Bedrooms, 1 Bathroom, Mid Terraced House

£85,000

MARTIN & CO



Charltons, Saltburn-by-the-Sea

2 Bedrooms, 1 Bathroom

£85,000

- Great For First Time Buyers
- Great Investment Opportunity
- Fantastic Views
- Rear Courtyard
- Great Walks Close By

FULL DESCRIPTION Ideal First Home or Smart Investment Opportunity

Discover the perfect blend of comfort, sustainability, and potential with this well-presented two-bedroom property. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a high-demand rental, this home ticks all the boxes.

Featuring a modern heat source pump and solar panels, it offers energy-efficient living with reduced running costs. Enjoy bright, spacious interiors and breath-taking views that elevate everyday living.

This is more than just a property—it's a lifestyle upgrade and a solid investment in your future.

INTERNALLY

GROUND FLOOR

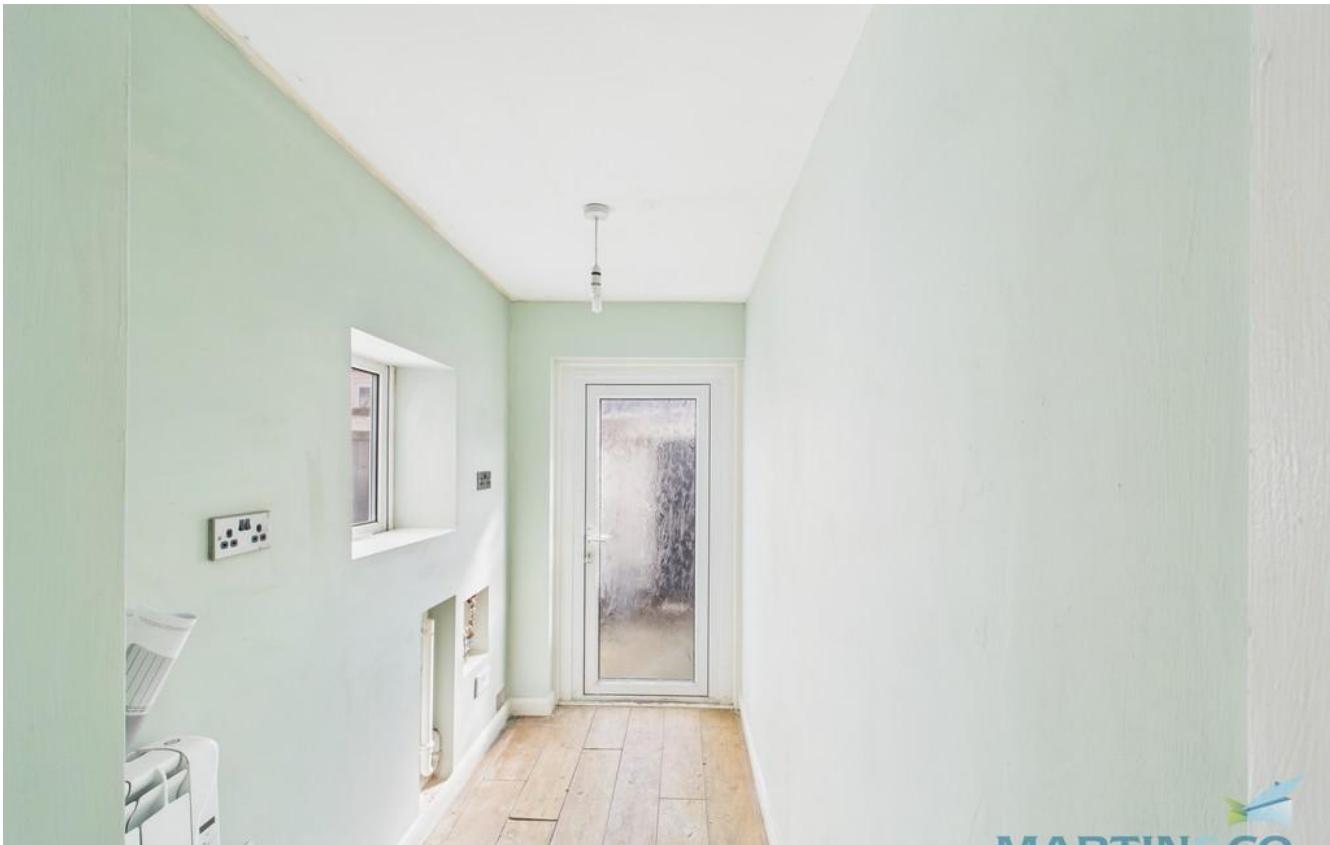
ENTRANCE VESTIBULE uPVC entrance door, tiled flooring and door leading to lounge.

LOUNGE 11' 5" x 14' 4" (3.50m x 4.37m) To front aspect. wooden fire surround incorporating large cast iron multi fuel stove with back boiler (the back boiler is disconnected) and stone hearth, laminate flooring, double panel central heating radiator, uPVC window and stairs to first floor.

KITCHEN DINER 8' 4" x 14' 4" (2.56m x 4.38m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for freestanding electric oven, extractor hood, laminate flooring, inset lighting, double panel central heating radiator, understairs cupboard and uPVC window.



MARTIN



MARTIN

PANTRY 8' 9" x 2' 5" (2.67m x 0.76m) With uPVC window.

UTILITY/OFFICE 7' 10" x 4' 3" (2.39m x 1.30m) To rear aspect. Plumbing for washing machine, wall mounted electric panel heater, uPVC window and rear door to the court yard.

FIRST FLOOR

LANDING With doors leading to rooms, central heating radiator and carpet flooring.

BEDROOM ONE 11' 6" x 14' 5" (3.51m x 4.40m) To front aspect. fitted cupboard containing the hot water cylinder, central heating radiator, carpet flooring, loft access hatch and uPVC window.

BEDROOM TWO 7' 11" x 11' 3" (2.43m x 3.45m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush and handheld bidet sprayer, pedestal wash hand basin, panelled bath with Triton shower over, glazed side screen, extractor, vinyl flooring, central heating radiator and uPVC window.

COURTYARD With two storage cupboards, seating area and Samsung air source heat pump unit.

PLEASE NOTE This property benefits from solar panels, air source heat pump and mullite fuel back boiler.



MARTIN



MARTIN



MARTIN & CO

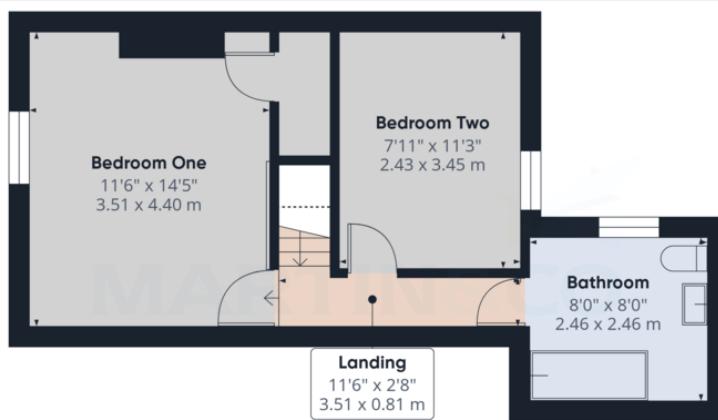


MARTIN & CO

%epcGraph_c_1_210%



Approximate total area⁽¹⁾
740 ft²
68.8 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Guisborough
83 Westgate • • Guisborough • TS14 6AF
T: 01287 631254 • E: Guisborough@martinco.com

01287 631254
<http://www.martinco.com>


MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.