

FOR SALE



Charltons, Saltburn-By-The-Sea

2 Bedrooms, 2 Bathroom, Mid Terraced House

£135,000



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2 Bedrooms, 2 Bathroom

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- Great For First Time Buyers
- Chain Free
- Quiet Location
- Good Walks Close By
- Ready To Move Right In

FULL DESCRIPTION Martin & Co are delighted to present this immaculate turn-key two-bedroom property has been run as a successful holiday let so offering stylish and comfortable living throughout. Finished to a high standard, this exceptional home is ready for immediate occupation with no onward work required. The accommodation comprises two inviting reception rooms, a multi-fuel fire creating a warm and welcoming focal point, and two modern bathrooms designed with quality fixtures and fittings. Both bedrooms are generously sized, providing ample space for rest and relaxation.

Combining character features with contemporary finishes, this superb property offers a perfect balance of charm and practicality - ideal for buyers seeking a ready-to-move-in home of distinction.

Call Martin & Co 01287 631254 to arrange your viewing.

INTERNALLY

GROUND FLOOR

LOUNGE 14' 5" x 15' 11" (4.41m x 4.86m) To front aspect. Ceiling cornice, ceiling rose, wooden & stone fire surround incorporating multifuel stove fire with back boiler, carpeted flooring with entrance matting and uPVC sash look window.

DINING ROOM 14' 1" x 7' 8" (4.30m x 2.34m) To rear aspect. Ceiling cornice, central heating radiator, remote access electric radiator, vinyl flooring and uPVC sash look window.





KITCHEN 7' 4" x 9' 8" (2.24m x 2.95m) To rear aspect. Range of wall, base and drawer units with light cream wood effect fascias, 1 bowl coloured inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, space for oven/hob, extractor hood, integrated fridge freezer, space for a washing machine, vinyl flooring, inset lighting and uPVC sash look window.

SHOWER ROOM Part clad. White suite comprising: low level WC with flush, pedestal wash hand basin, large walk in shower with electric shower, glazed side screen, extractor, vinyl flooring, electric remote access heated towel rail and uPVC window.

FIRST FLOOR

LANDING With loft access hatch to part boarded loft space.

BEDROOM ONE 14' 1" x 12' 8" (4.31m x 3.87m) To front aspect. Central heating radiator, cast iron show

fireplace, large storage cupboard holds water tank and uPVC sash look window.

BEDROOM TWO 10' 11" x 7' 8" (3.33m x 2.35m) To rear aspect. Central heating radiator and uPVC sash look window.

BATHROOM Part clad. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Bristan electric shower over, glazed side screen, extractor, vinyl flooring, electric remote access heated towel rail, cast iron show fire and uPVC sash window.

COURTYARD The wall enclosed rear courtyard with patio area and gate to rear. Cold water external tap.

PLEASE NOTE This has been run as a successful holiday let. There could be an option to buy this furnished but this would be something to be negotiated.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	43 E	
21-38	F		
1-20	G		





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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 m 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.