

# MARSKE ROAD, SALTBURN-BY-THE-SEA, TS12 1NW



- ▲ No Onward Chain
- ▲ Fantastic Saltburn-by-the-Sea Location
- ▲ Generous Size Throughout
- ▲ Modern Fitted Bathroom
- ▲ Close to Many Amenities
- ▲ Cash Buyers Only
- ▲ Sold with Tenant in Situ Paying £550PCM

£100,000

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Offered to the open market with no onward chain and situated in the desirable seaside town of Saltburn-by-the-Sea. This excellent size first floor flat has been the subject of many decorative improvements over the last few years, including a modern fitted bathroom suite. All the rooms are of an excellent size and there is plenty of storage. Sold with a tenant in situ paying £550PCM. Please note due to the length of the lease only cash buyers are invited.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With UPVC door to the front, storage cupboard and staircase to the first floor.

##### **FIRST FLOOR**

##### **LANDING**

Benefiting from two excellent size storage cupboards.

##### **LOUNGE - 4.17m x 3.63m (13'8" x 11'11")**

With two UPVC double glazed windows to the front and wall mounted electric storage heater.

##### **KITCHEN - 3.2m x 2.1m (10'6" x 6'11")**

With UPVC double glazed window to the rear and door leading to the roof terrace. A range of fitted base and wall units with contrasting worktops, stainless steel sink, space for washing machine and space for oven.

##### **BEDROOM - 4.55m (14'11") x 3.89m (12'9") (minimum & maximum measurements)**

A triangular shaped room with two UPVC double glazed windows to the front and side, and wall mounted storage heater.

##### **BATHROOM**

With UPVC double glazed obscure glass window to the rear, panelled bath with shower over, vanity unit incorporating wash hand basin and mixer tap, and UPVC clad walls.

##### **SEPARATE WC**

With UPVC double glazed obscure glass window, UPVC clad walls and low level WC.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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**EXTERNALLY**

The property is nicely situated close to many local amenities and there is a handy communal parking area to the rear.

**TENURE - LEASEHOLD** - From 23rd April 1990 for 125 years.

Ground Rent: £10 per annum

**AGENTS REF:** - JW/LS/RED240881/13082024

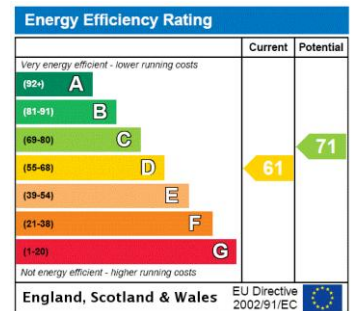
**Council Tax Band:** A      **Tenure:** Leasehold

**TO VIEW:** Contact our Redcar office on

Tel: **01642 285041**



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