

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



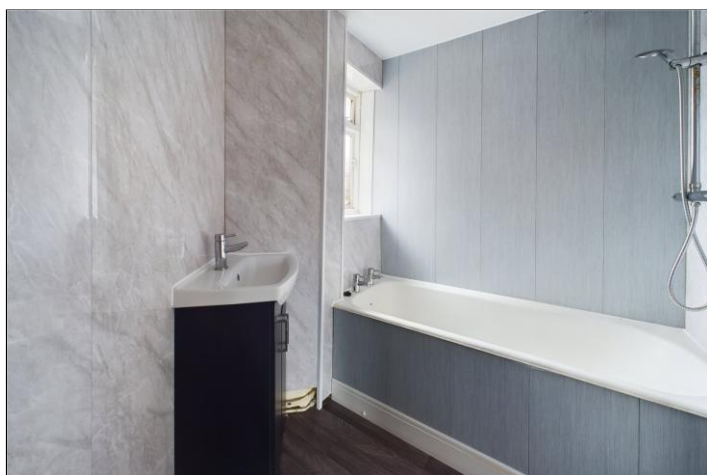
- ▲ No Onward Chain
- ▲ Fantastic Saltburn-by-the-Sea Location
- ▲ Generous Size Throughout
- ▲ Modern Fitted Bathroom
- ▲ Close to Many Amenities
- ▲ Cash Buyers Only
- ▲ Sold with Tenant in Situ Paying £550PCM

**£115,000**

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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.

#### **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

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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

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

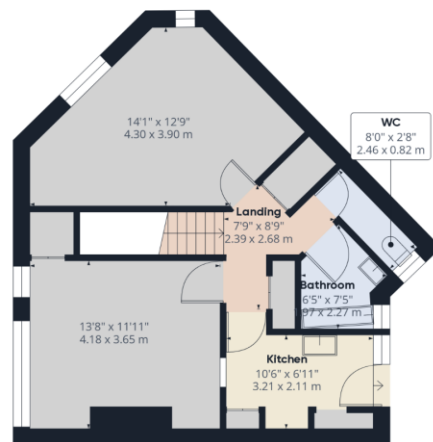
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Approximate total area<sup>®</sup>  
607.62 ft<sup>2</sup>  
56.45 m<sup>2</sup>

Floor 0



Floor 1

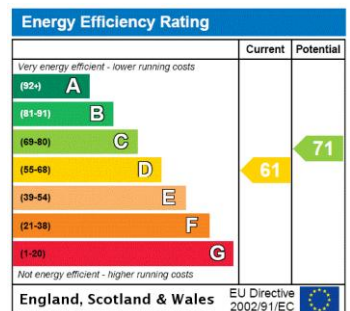
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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