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Estate Agents



6 Glenhow Lune Street

Saltburn-By-The-Sea, TS12 1JU

£499,000

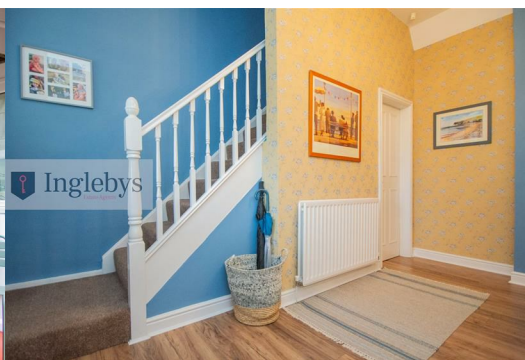


Located in Saltburn-by-the-Sea, this delightful three-bedroom Victorian house on Lune Street is arranged over three floors and offers a good amount of living space while retaining a number of original period features.

The ground floor includes a reception room with space for both seating and dining, along with a kitchen that leads out to the rear garden. The layout works well for everyday living and makes good use of the space available.

Across the upper floors there are three bedrooms, all of comfortable proportions, along with two bathrooms which add practicality for family living or when hosting guests. The house still retains some Victorian character, while modern improvements have been made over time to keep the property functional and comfortable.

To the rear there is a garden providing outdoor space for sitting, gardening or general use. The property is within walking distance of the beach, town centre and local amenities in Saltburn-by-the-Sea, making it a convenient location within this well-known coastal town.



This property is a wonderful opportunity for anyone seeking a home that combines historical charm with contemporary living in a picturesque seaside setting.

Early viewing is highly recommended.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band- C

EPC Rating: D.

Entrance Hall

Enter through a wooden front door featuring stained glass panels, leading into the entrance hallway. Laminate wood effect flooring.

Reception Room 23'7" x 6'6" (7.20m x 2m)

Timber frame window to front aspect. Victorian fireplace with feature surround. Cornice. Ceiling rose. Picture rail. Wood effect laminate flooring.

Kitchen 23'7" x 16'0" (7.2m x 4.90m)

A range of wall, drawer and base units. Real wood worktops. Belfast sink. Tiled splash-back. Gas hob. Electric oven. Integrated dishwasher. Plumbing for washing machine and dryer. 2 x Velux window. 3 x Decorative stained glass windows. Column radiator. Laminate flooring. Combination boiler.

W/C

Low-level W/C. Wall mounted hand-basin.

First Floor

Loft Hatch

Shower Room 10'3" x 6'2" (3.14m x 1.9m)

Walk-in shower with glass enclosure. Low level w/c. Partially tiled. Pedestal hand basin. 2 x Timber frame Sash windows. Chrome radiator. Wood effect laminate flooring.

Bedroom One 16'0" x 15'0" (4.88m x 4.58m)

Timber frame window to front aspect. Picture rail. Ceiling rose. Carpeted. Radiator. Storage.

Bedroom Two 15'8" 10'6" (4.78m 3.22m)

Timber frame window. Ceiling rose. Cornice. Carpeted. Radiator.

Second Floor

Bedroom Three 9'8" x 8'4" (2.97m x 2.55m)

uPVC window to front aspect. Carpeted. Wood beams. Radiator.

En-suite 7'8" x 4'10" (2.35m x 1.49m)

Pannelled bath fitted with shower attachment. Low-level w/c. Pedestal hand-basin. Partially tiled. Radiator. Extractor fan. Wood effect laminate flooring.

External

A covered veranda provides a sheltered outdoor seating area overlooking the garden, offering a pleasant space to sit and enjoy the surroundings. The area features decorative timber supports and large windows back into the property.

The garden includes a lawned section along with a paved area, providing space for outdoor seating, dining or general use. There is also a timber shed offering useful storage. The garden is enclosed with fencing and hedging, helping to create a private and manageable outdoor space.

Anti-Money Laundering (AML) & Funding Disclaimer

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All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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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.

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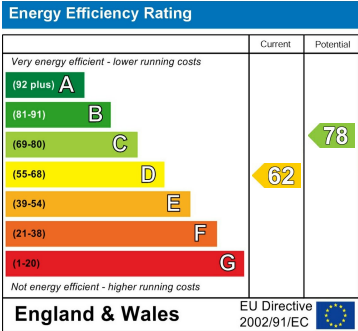
Area Map



Floor Plans



Energy Efficiency Graph



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