



Inglebys

Estate Agents



32 Emerald Street

, Saltburn-By-The-Sea, TS12 1ED

£345,000



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Situated on Emerald Street, one of Saltburn's highly regarded Victorian 'Jewel Streets', this substantial five-bedroom terraced property offers a wonderful opportunity to acquire a traditional family home retaining much of its original character and architectural charm.

The property is particularly notable for its wealth of period features, with an impressive Victorian tiled entrance hallway setting the tone upon arrival. Throughout the accommodation, decorative coving, ceiling cornices, picture rails, corbel arches and traditional tiled fireplaces reflect the craftsmanship and attention to detail associated with Victorian homes.

The ground floor provides two separate reception rooms, comprising a living room and dining room. An original fireplace to the living room provides an attractive focal point, complementing the property's traditional proportions and period detailing. To the rear, the recently fitted kitchen introduces a more contemporary element, featuring integrated oven and hob appliances while providing a practical space for daily use.

The staircase leads to the first floor, where three bedrooms are accompanied by a family bathroom and separate W/C. A further staircase continues to the second floor, providing two additional bedrooms and completing the generous five-bedroom layout. The accommodation offers considerable flexibility for larger families, those working from home or buyers requiring additional guest accommodation.

Emerald Street forms part of Saltburn's distinctive Victorian townscape and enjoys a convenient position within easy reach of the town centre and seafront. Saltburn is well known for its independent shops, cafés, restaurants and traditional architecture, with Station Street and Milton Street providing a variety of everyday amenities.

The town also offers an excellent range of leisure opportunities, including its expansive beach, historic pier, famous Cliff Lift and picturesque Valley Gardens. The surrounding coastline and nearby Cleveland Way provide attractive walking routes, while Saltburn railway station offers connections towards Middlesbrough and the wider Tees Valley.

Combining substantial accommodation, an abundance of original Victorian features and a desirable central Saltburn location, this property presents an appealing opportunity for buyers seeking a spacious home with genuine period character.

Tenure: Freehold.

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

EPC Rating:

Entrance Vestibule

4'7" x 4'2" (1.42m x 1.29m)

Wooden door to the front aspect. Tiled floor. Wooden glazed door opening to the Hall.

Hall

21'3" x 6'4" (max) (6.50m x 1.95m (max))

Victorian tiled floor. Staircase leading to the first floor.

Living Room

14'8" x 12'6" (4.49m x 3.83m)

Wooden sash bay window to the front aspect. Carpeted. Tiled cast-iron fireplace. Coving. Picture rail.

Dining Room

13'1" x 12'10" (4.01m x 3.92m)

Carpeted. Sash window to the rear aspect.

Kitchen

20'4" x 8'11" (6.21m x 2.73m)

A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl sink with single drainer & mixer tap. Plumbing for washing machine. Integrated oven & hob. Extractor hood. Laminate flooring. 2x windows to the side aspect. Storage cupboard. Door opening to the courtyard.

First Floor

Split-Level Landing

Carpeted. Staircase continues to the second floor.

Bedroom One

13'3" x 12'9" (4.05m x 3.91m)

Carpeted. Window to the rear aspect.

Bedroom Two

12'7" x 11'8" (3.85m x 3.57m)

Carpeted. Window to the front aspect.

Bedroom Three

9'2" x 7'6" (2.81m x 2.30m)

Carpeted. Window to the front aspect.

Bathroom

12'11" x 9'0" (3.95m x 2.76m)

Rolltop freestanding bath. Walk-in double shower cubicle. Pedestal hand basin. Window to the side aspect.

Separate W/C

5'5" x 3'3" (1.66m x 1.01m)

Low-level W/C. Window to the side aspect.

Second Floor

Landing

Window to the rear aspect. Carpeted.

Bedroom Four

12'1" x 9'4" (3.70m x 2.86m)

Carpeted. Skylight window to the rear aspect.

Bedroom Five

19'9" x 9'8" (6.04m x 2.97m)

Carpeted. Skylight window to the front aspect.

External

Tel: 01287 623648

Front Elevation

Enclosed forecourt with artificial turf. Cast-iron railings to the front.

Rear Elevation

Enclosed courtyard with gated access to the alley.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

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.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in

working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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.



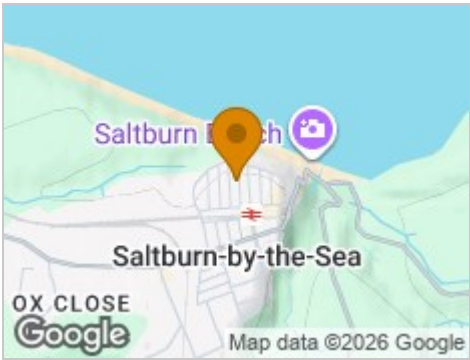
Road Map



Hybrid Map



Terrain Map



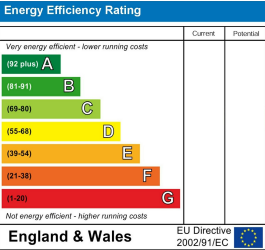
Floor Plan



Viewing

Please contact our Inglebys Estate Agents Sales Office on 01287 623648 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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