

## THE GREEN, SALTBURN-BY-THE-SEA, TS12 1NF



- ▲ Three Bedroom Semi Detached Property
- ▲ En-Suite
- ▲ Upgraded & Refurbished Throughout

- ▲ Fantastic Residential Location
- ▲ Stunning Granite Topped Kitchen
- ▲ Garage
- ▲ Lovely Landscaped Gardens
- ▲ No Chain Sale

**£275,000**

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Offered for sale with no chain, this immaculately presented family home spans over 1,100 sq. ft and ticks plenty of boxes. Recently upgraded and refurbished to a high standard including a baby blue Welham's granite topped kitchen with AEG appliances, and a nice spec en-suite and family bathroom. The property sits within a highly sought after residential location, perfect for exploring the North Yorkshire Moors and stunning coastline.

**GROUND FLOOR**

**HALL - 1.95m x 4.24m (6'5" x 13'11")**

Part glazed composite entrance door with decorative glasswork, wide plank grey oak laminate flooring, twin under stairs storage cupboards, radiator and modern style panelled doors to the living room and kitchen.

**LIVING ROOM - 4.13m x 4.24m (13'7" x 13'11")**

A spacious light and bright room with grey carpet, radiator, UPVC window and part glazed doors to the dining room.

**DINING ROOM - 3.22m x 3.33m (10'7" x 10'11")**

The décor flows through from the living room with radiator, UPVC window overlooks the lovely rear garden and door to the kitchen.

**KITCHEN - 2.86m x 3.33m (9'5" x 10'11")**

A stunning baby blue Welham's granite topped kitchen with soft closing doors, integrated AEG electric oven and induction hob with extractor hood, white ceramic sink unit, decorative ceramic tiled flooring, radiator, UPVC window overlooks the rear garden and part glazed door at the side of the property to access the courtyard and rear garden.

**FIRST FLOOR**

**LANDING - 2.41m (7'11") reducing to 1.72m (5'8") x 2.35m (7'9") reducing to 2.05m (6'9")**

A spacious landing area with modern panelled doors to all rooms, UPVC window and retractable loft ladder to access the insulated and boarded loft space housing the combi boiler.

**BEDROOM ONE - 3.71m (12'2") reducing to 3.22m (10'7") x 3.33m (10'11") reducing to 1.19m (3'11")**

A well-presented light and bright room with full length fitted wardrobes, radiator, UPVC window overlooks the rear garden and door to the en-suite.

**TO VIEW:** Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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## THE GREEN, TS12 1NF

### **EN-SUITE - 0.98m x 2.01m (3'3" x 6'7")**

A newly fitted white modern suite with a Mira thermostatic shower, extractor fan, fully UPVC clad walls and ceiling and vinyl flooring.

### **BEDROOM TWO - 3.71m x 4.24m (12'2" x 13'11")**

A spacious room with full length fitted wardrobes, radiator and UPVC window.

### **BEDROOM THREE - 2.40m (7'10") reducing to 1.30m (4'3") x 3.17m (10'5") reducing to 2.26m (7'5")**

A generous third bedroom with grey carpet, radiator and UPVC window.

### **BATHROOM - 1.77m x 1.80m (5'10" x 5'11")**

A recently refurbished white modern suite with quadrant thermostatic shower with rinser attachment, fully UPVC clad walls and ceiling with LED lighting, chrome ladder radiator, grey vinyl flooring and UPVC window.

### **EXTERNALLY**

### **GARAGE - 2.60m x 4.93m (8'6" x 16'2")**

A larger than average garage with power, lighting, plumbing for washing machine and handy access door to the rear garden.

**PARKING & GARDENS** - The front of the property benefits from a block paved driveway, neat lawned frontage with thoughtful border planting and gated access to the rear garden. The lovely private rear garden is mainly laid to lawn with established border planting including tree ferns, sleeper borders, outdoor tap, concrete pathways and seating area and gated access to the driveway.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - CF/LS/EST260219/20052026

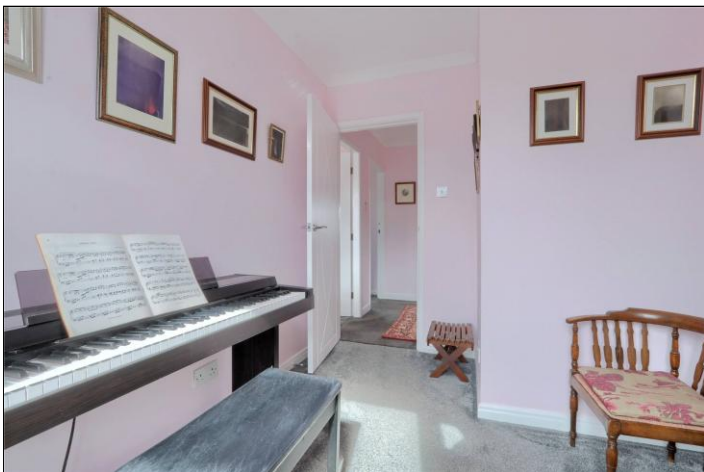
**Council Tax Band:** D      **Tenure:** Freehold

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

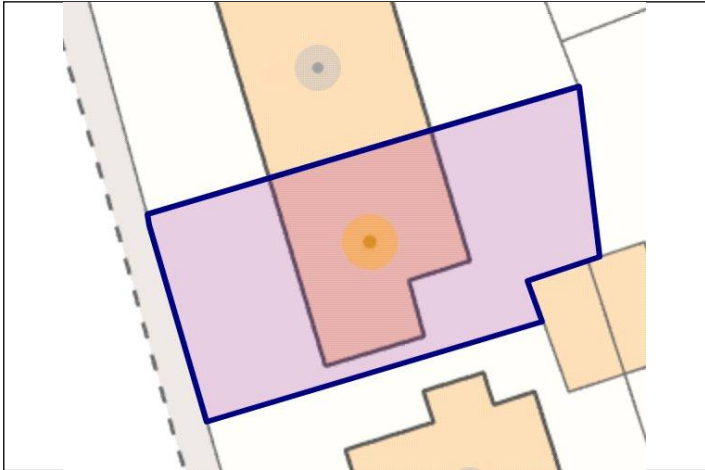
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