

HAWTHORN HOUSE, ALBION TERRACE, SALTBURN-BY-THE-SEA, TS12 1LT



- ▲ Semi Detached Property
 - ▲ Six Double Bedrooms
 - ▲ Three Bathrooms
 - ▲ Fantastic Victorian Family Home
 - ▲ Characterful & Spacious Property
- Spanning Approximately 3,200 Sq. Ft
Over Three Floors

- ▲ Stunning Sleek Kitchen Breakfast Room
- ▲ Garden Room with Bi-Folding Doors
- ▲ Double Garage
- ▲ Gardens

£850,000

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This lovely Victorian property oozes character and period charm. It has been well renovated throughout while preserving the features. An excellent family size property spanning approximately 3,200 sq. ft over three floors with fantastic spacious rooms throughout including a stunning granite topped kitchen opening through to the dining space, six spacious bedrooms and three bathrooms. Nicely positioned opposite Saltburn Valley Gardens and woods and within minutes of the bustling town and beach. Early serious viewing is essential to fully appreciate this brilliant family home.

GROUND FLOOR

HALL - 4.94m (16'2") reducing to 1.86m (6'1") x 4.89m (16'1") reducing to 2.05m (6'9")

Original panel entrance door with stained glass, stunning Victorian tiled flooring, original panelled doors to all rooms, Victorian style radiator and staircase to the first floor.

LIVING ROOM - 4.89m (16'1") x 4.56m (15') increasing to 5.75m (18'10") into the bay

A light and bright bay windowed room packed with original features, wood fire surround with marble insert and hearth and living flame gas fire, sanded floorboards and sash UPVC windows overlook the front garden.

FAMILY ROOM - 5.21m (17'1") reducing to 2.64m (8'8") x 4.09m (13'5") reducing to 2.54m (8'4")

A versatile room with decorative original fireplace, neutral decoration including carpet, radiator, original sash windows and fully glazed UPVC glazed door to the rear garden.

DINING ROOM - 4.29m (14'1") reducing to 3.90m (12'10") x 5.87m (19'3")

A showstopper of a room with Herringbone oak flooring, Victorian style radiators, lovely stone fireplace, twin original sash windows overlook the front garden and opens through to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM - 4.29m x 4.78m (14'1" x 15'8")

A sleek shaker style fitted kitchen with soft closing doors, granite worktops and upstands, Stoves range style dual fuel cooker with extractor hood, Porcelain stye sink unit, flooring flows through from the dining space, island unit with seating for four, feature lighting and downlighters, door to the store, utility and garden room and further French doors to the rear garden.

STORAGE - 1.77m x 1.04m (5'10" x 3'5")

With tiled flooring, shelved storage, UPVC window and opens through to the utility.

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UTILITY - 2.62m (8'7") reducing to 1.99m (6'6") x 1.52m (5') reducing to 1.07m (3'6")

With tiled flooring, plumbing for washing machine, shelved storage, UPVC window and door to the garden room.

GARDEN ROOM - 2.58m x 3.07m (8'6" x 10'1")

A lovely light and bright room with vaulted ceiling, tiled flooring, downlighters, twin Velux style roof windows and bi-folding doors open onto the rear garden.

WC - 2.07m x 1.09m (6'9" x 3'7")

A traditional white suite with part wood clad walls, tile laminate flooring, original stained glass window, under stairs storage cupboard and UPVC window.

FIRST FLOOR

LANDING - 2.07m x 6.14m (6'9" x 20'2")

With original panelled doors to all rooms, stunning original features, original sash window overlooks the rear garden, opens through to the further landing space with staircase to the second floor and doors to the bathrooms.

BEDROOM ONE - 4.94m x 4.61m (16'2" x 15'1")

A light and spacious room with tasteful decoration and neutral carpet, masses of integrated storage, original features, radiator and UPVC sash windows.

BEDROOM TWO - 4.30m (14'1") reducing to 3.88m (12'9") x 5.92m (19'5")

A characterful room with original storage cupboard, radiator and original sash window overlooks the front garden and Valley Gardens.

BEDROOM THREE - 4.30m x 4.77m (14'1" x 15'8")

A double room with twin original storage cupboards, radiator and double glazed sash window overlooks the rear garden.

SECOND LANDING - 0.6m x 0m (2' x 0')

With staircase to the second floor, under stairs storage cupboard, original sash window and doors to the shower room and bathroom.

BATHROOM - 2.56m x 3.48m (8'5" x 11'5")

A traditional white suite with shower rinser attachment, graphite towel radiator, part tiled walls, Karndean style flooring and wood framed window.

SHOWER ROOM - 2.69m x 2.08m (8'10" x 6'10")

A white modern suite with walk-in thermostatic shower, part tiled walls, high gloss vanity storage unit, spotlight lighting and UPVC window.

SECOND FLOOR

LANDING AREA - 4.98m x 1.86m (16'4" x 6'1")

With original panelled doors to all rooms and painted original floorboards.

BEDROOM FOUR - 4.97m x 4.65m (16'4" x 15'3")

With neutral decoration, sanded floorboards, radiator and sash window.

BEDROOM FIVE - 4.91m x 4.14m (16'1" x 13'7")

With neutral decoration including carpet, radiator and sash window overlooks the rear garden.

BEDROOM SIX - 3.91m (12'10") reducing to 2.21m (7'3") x 7.19m (23'7") reducing to 4.09m (13'5")

A double room with part vaulted ceiling, radiator, UPVC window, Velux style roof window and door to the storeroom.

STOREROOM - 2.55m x 1.95m (8'4" x 6'5")

Fully boarded with radiator and door to the boiler room.

BOILER ROOM - 1.16m x 1.95m (3'10" x 6'5")

Housing the boiler and Megafllo system.

EXTERNALLY

DOUBLE GARAGE - 4.95m x 6.47m (16'3" x 21'3")

With remote roller door, power, light, eaves storage, hardwood window and access door to the rear garden.

GARDENS - The front of this impressive property benefits from a neat lawned frontage with paved pathways and thoughtful mature border planting. The rear garden is laid to lawn with paved pathways and patio area, raised border planting, screened storage area and gated access to the rear of the property.

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/RED240821/12092025

Council Tax Band:

Tenure: Freehold

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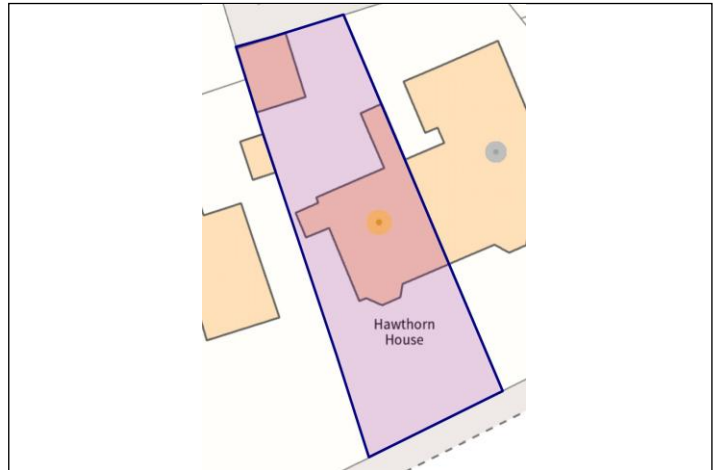
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GROUND FLOOR

1ST FLOOR

2ND FLOOR

Michael Poole
property consultants

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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