

## LEVEN STREET, SALTBURN-BY-THE-SEA, TS12 1JY



- ▲ Five Bedroom End Terrace Property
- ▲ Fantastic Spacious Family Home Over Three Floors
- ▲ Highly Desirable Saltburn Location
- ▲ Character Packed Period Property Spanning Over 1,900 Sq. Ft
- ▲ Ground Floor WC
- ▲ On Street Parking
- ▲ Courtyard Style Rear Garden

**Offers in the region of £389,950**

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This character packed period home ticks plenty of boxes. The property offers spacious living over three floors spanning over 1,900 sq. ft. Nicely positioned within minutes of the bustling town, far reaching transport links and stunning coastline. Early viewing is advised to fully appreciate this lovely family home.

**GROUND FLOOR**

**ENTRANCE HALL - 1.24m x 1.18m (4'1" x 3'10")**

Part glazed composite entrance door, oak flooring and part glazed frosted door to the hall.

**HALL - 1.96m (6'5") reducing to 1.25m (4'1") x 6.88m (22'7") reducing to 4.08m (13'5")**

With original stripped panelled doors to all rooms, staircase to the first floor, and William Morris themed decoration.

**RECEPTION ROOM - 4.60m (15'1") x 3.94m (12'11") increasing to 4.75m (15'7") into the bay**

A light and bright bay windowed room with original features, multifuel burner with oak mantel and tiled hearth, original sanded floorboards, radiator and recently replaced UPVC window.

**LIVING ROOM - 3.89m (12'9") reducing to 2.59m (8'6") x 5.20m (17'1") reducing to 3.96m (13')**

A characterful room with feature wall, multifuel burning stove with decorative tiled hearth, radiator and UPVC French doors open onto the courtyard style garden.

**KITCHEN DINER - 3.15m x 6.39m (10'4" x 21')**

A shaker style oak fitted kitchen with stainless steel handles and roll edge worktops, freestanding range style cooker with stainless steel extractor hood, part tiled walls, UPVC window, tiled flooring flows through to the dining space with radiator, UPVC French doors and original panelled door to the utility and WC.

**UTILITY - 1.21m x 1.80m (4' x 5'11")**

With decorative tiled flooring, plumbing for washing machine and space for tumble dryer, UPVC clad ceiling and pocket style door to the WC.

**WC - 0.78m x 1.80m (2'7" x 5'11")**

A traditional style white suite with grey oak vanity storage unit, Victorian style radiator, extractor fan, UPVC clad ceiling and frosted UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## FIRST FLOOR

### **LANDING - 3.17m (10'5") reducing to 0.81m (2'8") x 6.36m (20'10") reducing to 0.98m (3'3")**

With original panelled doors to all rooms, UPVC window and staircase to the second floor.

### **BEDROOM ONE - 3.94m x 3.97m (12'11" x 13')**

A nicely presented room with wide plank laminate flooring, original alcove storage, radiator and UPVC window overlooks the rear courtyard.

### **BEDROOM TWO - 3.45m x 3.99m (11'4" x 13'1")**

A light and bright room with feature wall and neutral carpet, radiator and recently replaced twin UPVC windows.

### **BEDROOM FOUR - 3.17m x 2.41m (10'5" x 7'11")**

Previously used as a bedroom with radiator, UPVC window and housing the Baxi 800 combi boiler with filter system.

### **BEDROOM FIVE - 2.44m x 2.72m (8' x 8'11")**

A well-presented single room with feature wall and neutral carpet, radiator and recently replaced UPVC window.

### **BATHROOM - 2.22m x 2.59m (7'3" x 8'6")**

A fantastic white suite with freestanding roll top style bath with rinser attachment, separate thermostatic shower, high gloss vanity storage unit, fully tiled walls and flooring, Victorian style radiator, UPVC clad ceiling with downlighters, and frosted UPVC window.

## SECOND FLOOR

**LANDING AREA** - With access to various storage areas and bedroom three.

### **BEDROOM THREE - 3.47m (11'5") reducing to 2.54m (8'4") x 6.51m (21'4") reducing to 2.42m (7'11")**

A lovely light and airy room with exposed beams, integrated eaves storage, wall mounted electric radiator, recently replaced UPVC window and Velux style roof window offering coastal views.

## EXTERNALLY

This impressive property benefits from on street parking and to the rear there is an enclosed courtyard style garden fully paved with storage shed with power and lighting, water tap 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

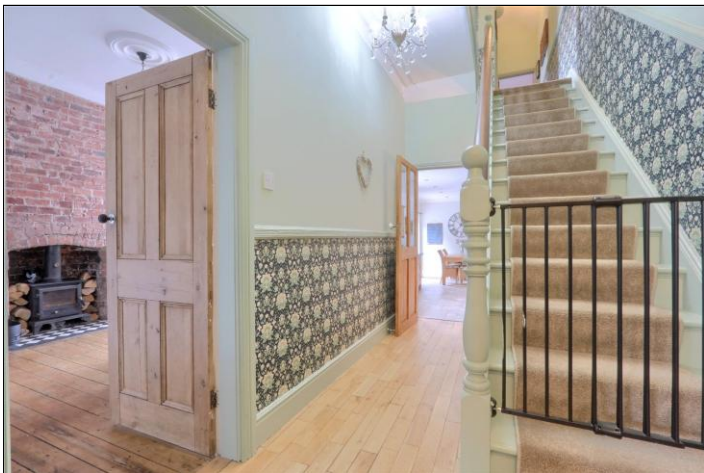
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**Council Tax Band:** C

**Tenure:** Freehold



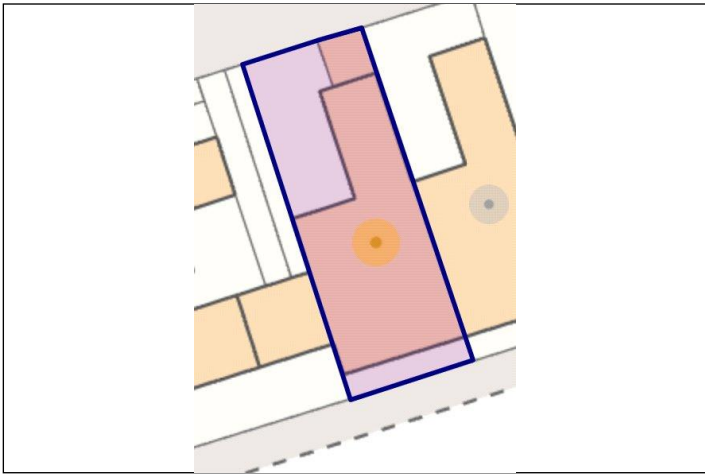
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**TO VIEW:** Contact our Redcar Office on Tel: **01642 285041**  
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