92 Wilton Bank

Saltburn-By-The-Sea, TS12 1NU

£235,000

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With three well-proportioned bedrooms, an additional ground floor WC and utility room, this property is ideal for families or those seeking extra space.

With its thoughtful layout and ample amenities, this semi-detached house is a wonderful opportunity for anyone looking to settle in the picturesque coastal town of Saltburn-By-The-Sea.

Tenure: Freehold.

Council Tax Band: C

EPC Rating: D

Entrance Porch 6'7" x 6'3" (2.01 x 1.93)
Partially glazed uPVC door with stained glass.
Double glazed windows.
Ceramic tile flooring.

Entrance Hallway 12'11" x 6'3" (3.95 x 1.93)
Staircase rising to the first floor.
Under-stair storage cupboard.

Ground Floor WC / Cloakroom

Open Plan Living Room / Dining Room 21'10" x 13'1" (6.67 x 4.01)
Double glazed window to the front aspect.
Marble effect fire surround and hearth.
French doors, opening to the rear garden.

Kitchen 16'0" x 10'6" (4.89 x 3.21)
Double glazed windows to the rear aspect and utility room.
A range of fitted wall and base units with oak roll top work surfaces.
Stainless steel sink unit with mixer tap.
Integrated single oven with matching electric hob and overhead extractor hood.

Utility Room 11'5" x 7'11" (3.48 x 2.43)
Double glazed window to the rear aspect.
Built in storage cupboards and roll top work surfaces.
Stainless steel sink with mixer tap.
Wood effect laminate flooring.
Wall mounted combination boiler.
Partially glazed uPVC door to the rear garden.

First Floor Landing
Double glazed window to the side aspect.
Loft hatch giving access to the boarded loft.

Bedroom One 11'8" x 10'7" (3.57 x 3.25)
Double glazed window to the front aspect.
Built in wardrobes and storage.

Bedroom Two 9'10" x 10'10" (3.01 x 3.32)
Double glazed window to the rear aspect.

Bedroom Three 10'7" x 8'9" (3.25 x 2.68)
Double glazed window to the front aspect.

Family Bathroom 8'9" x 8'0" (2.67 x 2.46)
A modern bathroom suite, installed in 2022, comprising of a low level WC, a pedestal wash hand basin and vanity unit, a panelled bath and a glass shower cubicle.
Double glazed, frosted window to the rear aspect.
Marble effect panelled walls.
Tile effect vinyl flooring.

Garage 16'10" x 7'11" (5.15 x 2.43)
With power and light.
Up and over door.

External
The paved driveway to the front of the property provides off street parking for several vehicles.
The low maintenance rear garden is mainly gravelled and paved, with a border of mature shrubs and bushes.

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.
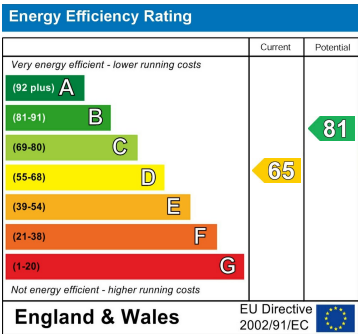
Area Map

Floor Plans

Energy Efficiency Graph

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