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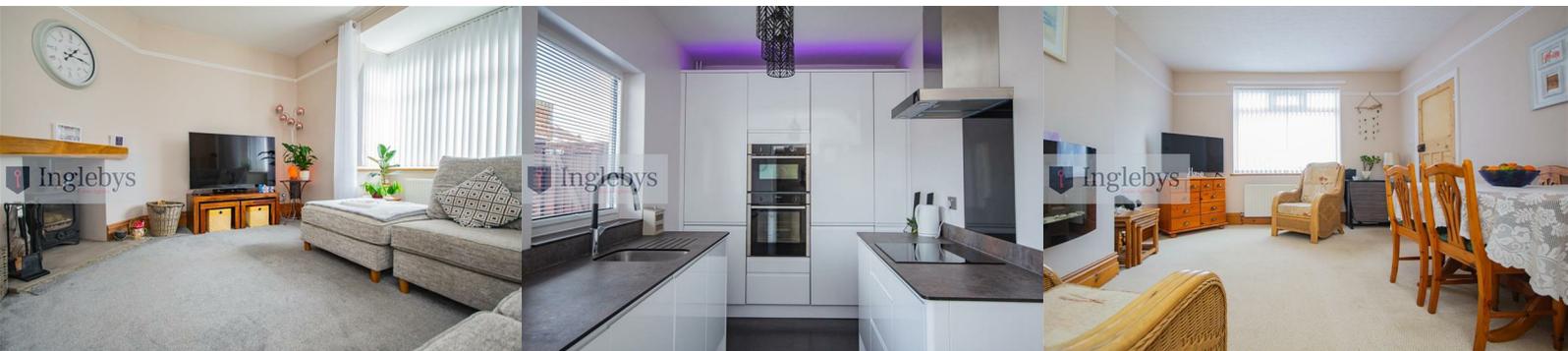
14 West Avenue

Saltburn-By-The-Sea, TS12 1QF

£375,000



An exceptional three-bedroom semi-detached family home on the highly sought-after West Avenue, offering generous living space, a stunning modern kitchen, and a substantial enclosed garden.



Situated on the ever-popular West Avenue in Saltburn-by-the-Sea, this impressive three-bedroom semi-detached property presents an outstanding opportunity for families seeking space, style and convenience in equal measure.

The property welcomes you with a bright and spacious entrance hallway leading to two well-proportioned reception rooms. The main living area seamlessly incorporates a dining space, creating a sociable and versatile environment ideal for both everyday family life and entertaining guests. The second reception room offers a cosy retreat, complete with a charming log-burning stove, perfect for relaxing evenings.

At the heart of the home lies a stunning modern minimalist kitchen, thoughtfully designed with sleek cabinetry, integrated appliances and mood lighting, providing both functionality and contemporary appeal. The layout offers excellent storage and workspace while maintaining a clean, stylish finish.

Upstairs, the property continues to impress with three spacious bedrooms, each offering comfortable proportions and flexibility for family living, home working or guest accommodation. The shower room is well appointed, complemented by a separate W/C for added practicality.

Externally, the home truly stands out. The substantial enclosed rear garden provides a fantastic outdoor space for families, featuring a summer house, greenhouse, and multiple storage sheds. Whether you're entertaining, gardening, or simply enjoying the outdoors, this garden offers endless possibilities. A detached single garage and driveway provide off-street parking for up to three vehicles.

Perfectly positioned within a short walk of Saltburn town centre, leisure facilities, transport links, and local amenities, this is a superb family home in a highly desirable coastal location.

Tenure: Freehold.

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

EPC Rating: Awaiting New Certificate.

Entrance Hall 6'1" x 5'10" (1.86m x 1.80m)

Wooden door to the front elevation. Carpeted. Radiator. Access to the Living Room & Sitting Room. Stairs leading to the first floor.

Living Room / Dining Area 19'5" x 12'4" (max) (5.93m x 3.77m (max))

UPVC double glazed bay window to the front aspect. Carpeted. Radiator. Wall-mounted electric fire. UPVC double glazed window to the rear aspect. Access to the Kitchen.

Kitchen 16'4" x 7'3" (4.98m x 2.21m)

Modern, stylish kitchen comprising of a range of wall, base & drawer units. Granite effect slimline worktops incorporating Belfast sink with drainer grooves. Ceramic hob & extractor hood. Integrated eye-level double electric oven. Integrated fridge, freezer & dishwasher. UPVC double glazed window to the rear aspect. Under-stairs storage cupboard. Composite vertical radiator. UPVC double glazed French doors opening to the Rear Elevation.

Sitting Room 11'7" x 12'11" (3.55m x 3.94m)

Log-burning stove. Carpeted. UPVC double glazed bay window to the front aspect. Radiator.

First Floor

Landing

Carpeted. UPVC double glazed window to the rear aspect.

Bedroom One 14'2" x 13'4" (4.32m x 4.07m)

UPVC double glazed window to the front aspect. Carpeted. Fitted sliding wardrobes. Radiator.

Bedroom Two 14'7" x 9'5" (4.47m x 2.88m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Three 9'6" x 8'9" (2.90m x 2.69m)

UPVC double glazed window to the rear aspect. Fitted double wardrobes. Carpeted. Radiator.

Shower Room 10'9" x 5'6" (3.28m x 1.70m)

Walk-in shower cubicle. Low-level W/C. Hand basin with vanity unit. PVC cladded walls. UPVC Double glazed window to the rear aspect. Chrome heated towel rail.

Separate W/C 4'1" x 2'9" (1.26m x 0.86m)

Low-level W/C. UPVC double glazed window to the rear aspect.

External

Front Elevation

Graveled driveway leading to detached single garage with 'Up & Over' door & courtesy door to the Rear Elevation.

Rear Elevation

A substantial enclosed garden with raised decking leading down to garden area laid to lawn with established borders, greenhouse, garden shed and summerhouse.

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.

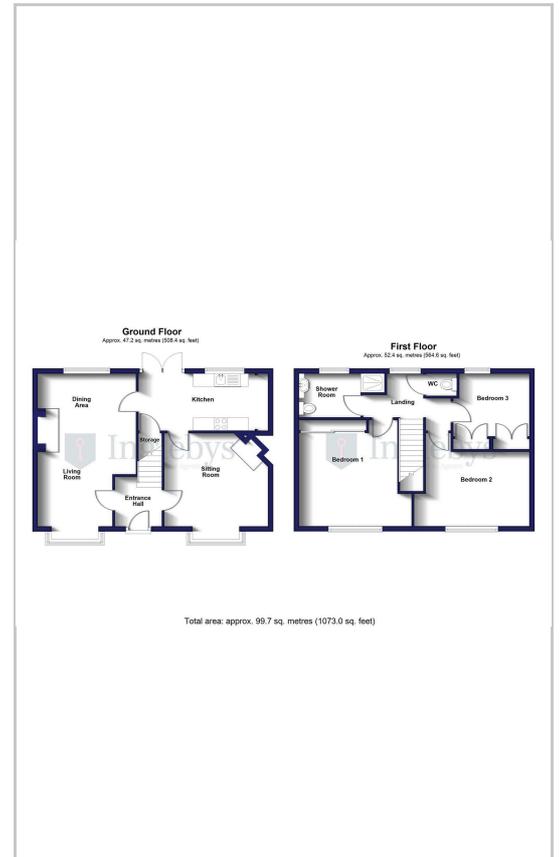
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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