



Holmwood North Avenue

Saltburn-By-The-Sea, TS12 1QD

£429,999



Finished to a show-home standard, a truly stunning 4-bedroom semi-detached residence combining modern luxuries with bespoke family accommodation.



Located on the highly popular North Avenue, just a short distance from Saltburn's Town Centre & amenities, this beautiful family home offers the successful buyers a fantastic opportunity to acquire a home to be proud of. With open-plan living & cooking facilities to the rear aspect, off-street parking for up to 3x cars, and a private, extensive rear garden, this unique property must be viewed to be fully appreciated.

Tenure: Freehold.

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

EPC Rating: Awaiting New Certificate.

Hall

Composite UPVC double glazed door to the front aspect. Decorative wood paneling. 3x UPVC double glazed windows to the side aspects. Radiator. Access to the Utility, Living Room, Ground-Floor W/C, and Kitchen / Family Area. Stairs leading to the first floor.

Living Room 12'3" x 11'5" (3.74m x 3.49m)

UPVC double glazed window to the front aspect. Laminate flooring. Radiator.

Ground-Floor W/C 4'5" x 3'0" (1.35m x 0.92m)

Low-level W/C. UPVC double glazed window.

Utility 6'7" x 4'6" (2.03m x 1.38m)

Courtesy door to the garage. Worktop space.

Open-Plan Living, Kitchen & Family Area 29'7" x 19'9" (max) (9.03m x 6.02m (max))

A truly beautiful open-plan area to the rear of the property, including a sitting area with log-burning stove, under-stairs storage cupboard (currently utilised as a mini-bar), leading to a fabulous fully fitted kitchen with centre island / breakfast bar, rangemaster double oven & hob, space for American fridge / freezer and integrated dishwasher. Marble worktops incorporating composite black sink with single drainer & mixer tap. Tiled splash-backs. UPVC double glazed window to the rear aspect overlooking the garden. Velux skylight. LED downlighting. Dining area / snug to the rear aspect with bi-folding doors opening to the rear garden & decking. Exposed beams. LED downlighting. 2x UPVC double glazed windows to the rear aspect.

First Floor

Landing

Glass panel balustrade. Carpeted. Storage cupboard over the stairs.

Bedroom One 12'2" x 11'7" (3.71m x 3.54m)

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

Bedroom Two 20'5" x 10'6" (max) (6.23m x 3.21m (max))

Dual-aspect with UPVC double glazed windows to the front & rear aspects. Carpeted. Radiator. Access to En-Suite.

Bedroom Two En-Suite 5'10" x 5'8" (1.79m x 1.73m)

Walk-in shower cubicle. Low-level W/C. Pedestal hand basin. UPVC double glazed window to the rear aspect.

Bedroom Three 11'5" x 8'10" (3.49m x 2.70m)

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

Bedroom Four 12'6" x 5'10" (3.82m x 1.78m)

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

Family Bathroom 8'10" x 7'5" (2.70m x 2.28m)

Walk-in double shower cubicle. Panel bath. Low-level W/C. Hand basin with vanity unit. Chrome heated towel rail. Tiled walls & floor. UPVC double glazed window to the rear aspect.

External

Front Elevation

Paved driveway with space for 2x cars leading to single integral garage with electric roller shutter door.

Rear Elevation

A beautiful, private enclosed garden space. Raised decking area with hot tub, outdoor seating & planters. Garden laid to lawn with established borders. Second garage used as a large storage space with 'Up & Over' door.

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.

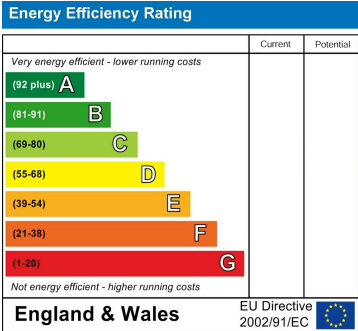
Area Map



Floor Plans



Energy Efficiency Graph



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