



## 16 Marske Mill Lane

Saltburn-By-The-Sea, TS12 1HW

**Offers Around £365,000**



A beautifully presented 2-bedroom semi-detached bungalow situated in one of Saltburn's most prestigious streets, featuring a stunning open-plan kitchen, dining and family room, security alarm and off-street parking for up to 2 cars.



This beautifully presented 2-bedroom semi-detached bungalow sits proudly on one of Saltburn's most sought-after streets and has been finished to an exceptional standard by the current owners. The specification is superb, with no expense spared in creating a stylish and comfortable home.

The accommodation comprises a bright bay-front living room, a stunning open-plan kitchen, dining and family area with fitted appliances, and a useful utility area. The principal bedroom features a modern en-suite shower room, alongside a second double bedroom with bay window to the front, and a contemporary family bathroom to the side aspect. The property also benefits from a fully fitted security alarm system, providing added peace of mind.

Outside, there is off-street parking for 2x cars, a private enclosed rear courtyard, and an enclosed front garden offering a welcoming first impression. The bungalow is just a short stroll from Saltburn's Town Centre, the beach, and the railway station.

Saltburn-by-the-Sea is a Victorian town on the North Yorkshire coast, developed in the 1860s by industrialist Henry Pease and the Saltburn Improvement Company. The town retains its charming heritage, from the Valley Gardens to the famous Saltburn Pier and historic water-balanced cliff lift, one of the oldest of its kind.

Marske Mill Lane itself is steeped in local history, taking its name from the old Marske Mill that once operated nearby, recorded as far back as the 17th century. Today, the lane forms a peaceful residential area linking the town with the beautiful Valley Gardens and woodland walks, and offers the successful buyer(s) a prime Saltburn address boasting tranquility with convenience.

This is a rare opportunity to purchase a high-specification, low-maintenance coastal home in a truly prestigious location.

Tenure: Freehold.

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

EPC Rating: Awaiting New Certificate.

#### Hallway

UPVC composite double glazed door & side panel to the side aspect. Vertical wall radiator. Loft hatch.

#### Living Room 13'7" x 12'7" (4.16m x 3.84m)

UPVC double glazed bay window to the front aspect. Carpeted. Real-flame effect fire with marble hearth & surround. Wall lights. Vertical wall radiator.

#### Kitchen, Dining & Family Area 23'1" x 11'8" (7.06m x 3.57m)

Beautiful open-plan kitchen, dining & family area. A wide range of wall, base & drawer units. Slim marble worktops with matching upstands, incorporating white ceramic 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & microwave, dishwasher, fridge / freezer, and 5-ring gas hob with double extractor hood. UPVC double glazed window to the side aspect. 4x skylight roof windows. 2x composite vertical radiators. UPVC double glazed French doors open to the rear courtyard.

#### Utility Room 15'8" x 7'0" (4.80m x 2.15m)

Plumbing for washing machine. Boiler cupboard. Storage cupboard with radiator & UPVC double glazed window to the front aspect. Composite UPVC door to the front elevation. Vertical radiator.

#### Bedroom One 11'5" x 10'2" (3.48m x 3.10m)

Fitted double wardrobes. Carpeted. UPVC double glazed French doors open to the rear courtyard. Access to the En-Suite.

#### Bedroom One En-Suite 8'3" x 5'6" (2.53m x 1.68m)

Walk-in double shower cubicle. Vanity units with hand basin, low-level W/C & bidet. LED downlighting.

#### Bedroom Two 10'2" x 9'9" (3.12m x 2.99m)

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

#### Bathroom 10'6" x 6'2" (3.22m x 1.90m)

Walk-in double shower cubicle. Vanity unit with hand basin & low-level W/C. Panel bath with wall-mounted taps. UPVC double glazed frosted window to the side aspect. LED downlighting.

#### External

##### Front Elevation

Block-paved double driveway with enclosed garden area laid to lawn with established borders.

##### Rear Elevation

Enclosed, private block-paved patio / courtyard with outside lighting, outdoor plug socket & gated access to the alley.

#### 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.

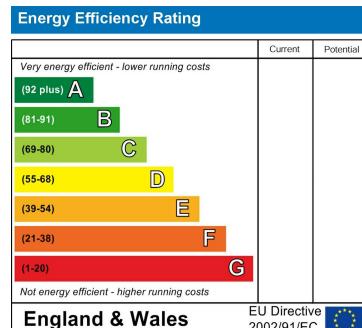
## Area Map



## Floor Plans



## Energy Efficiency Graph



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