



## 32 The Chine

Saltburn-By-The-Sea, TS12 1QL

**£250,000**



Nestled in the charming area of The Chine, Saltburn-By-The-Sea, this spacious family home presents an excellent opportunity for those looking to create their dream residence. Set on a generous corner plot, the property boasts two inviting reception rooms.

With five well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house has been thoughtfully extended to the side and rear, providing additional living space that can be further enhanced to suit your needs. Whether you envision a modern open-plan kitchen, a tranquil garden retreat, or a stylish family area, the possibilities are endless.

If you are seeking a project that promises to transform into a stunning family home, this property is an opportunity not to be missed. Embrace the chance to make this house your own and enjoy the lifestyle that Saltburn-By-The-Sea has to offer.



Tenure: Freehold.

Council Tax Band: Band D

EPC Rating: D

#### Entance Hallway

Partially glazed door.

2x Under-stair storage cupboards.

Radiator.

Staircase rising to the first floor.

#### Lounge 14'0" x 12'8" (4.28 x 3.88)

Double glazed bay window to the front aspect.

Coal effect electric fire with a marble effect back and hearth and a wood surround.

Radiator.

#### Dining Room 10'4" x 15'2" (3.17 x 4.63)

Double glazed, French doors to the rear garden.

Coal burning stove with a granite surround.

Radiator.

#### Kitchen 18'6" x 8'3" (5.64 x 2.52)

2x Double glazed windows to the rear and side aspects.

A range of fitted wall and base units with wood effect laminated roll top work surfaces.

Stainless steel sink with mixer tap.

Integrated overhead extractor hood.

Half tiled walls.

Connection for a gas oven.

Radiator.

Baxi combination boiler.

#### Utility Room 7'9" x 6'2" (2.38 x 1.88)

Double glazed frosted window to the side aspect.

Built in storage cupboard.

Plumbing for a washing machine.

Panelled walls.

Tile effect vinyl flooring.

Partially glazed uPVC door to the rear external.

#### Ground Floor WC 7'6" x 2'5" (2.29 x 0.74)

Double glazed frosted window to the rear aspect.

Low level WC.

Pedestal wash basin.

Panelled walls.

Tile effect vinyl flooring.

#### First Floor Landing

Split level landing, leading to all bedrooms and the family bathroom.

#### Family Bathroom 7'10" x 7'2" (2.40 x 2.19)

Double glazed frosted window to the rear aspect.

Corner bath with shower attachment.

Glass shower cubicle with Mira power shower.

Half tiled walls.

Radiator.

#### Bedroom One 10'9" x 13'5" (3.29 x 4.10)

Double glazed window to the front aspect.

Radiator.

#### Bedroom Two 10'9" x 13'5" (3.29 x 4.10)

Double glazed window to the rear aspect.

Built in storage cupboard.

Radiator.

#### Bedroom Three 10'1" x 12'3" (3.08 x 3.74)

Double glazed window to the side aspect.

Radiator.

#### Bedroom Four 8'11" x 9'10" (2.73 x 3.02)

Double glazed window to the rear aspect.

Radiator.

#### Bedroom Five 8'6" x 7'0" (2.61 x 2.14)

Double glazed window to the front aspect.

Loft access hatch.

#### WC 3'1" x 5'10" (0.96 x 1.80)

Double glazed frosted window to the side aspect.

Low level WC.

#### Externally

The paved driveway to the front and side of the property provides off street parking for several vehicles.

To the rear is a spacious, lawned garden and two paved patio areas.

#### 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.

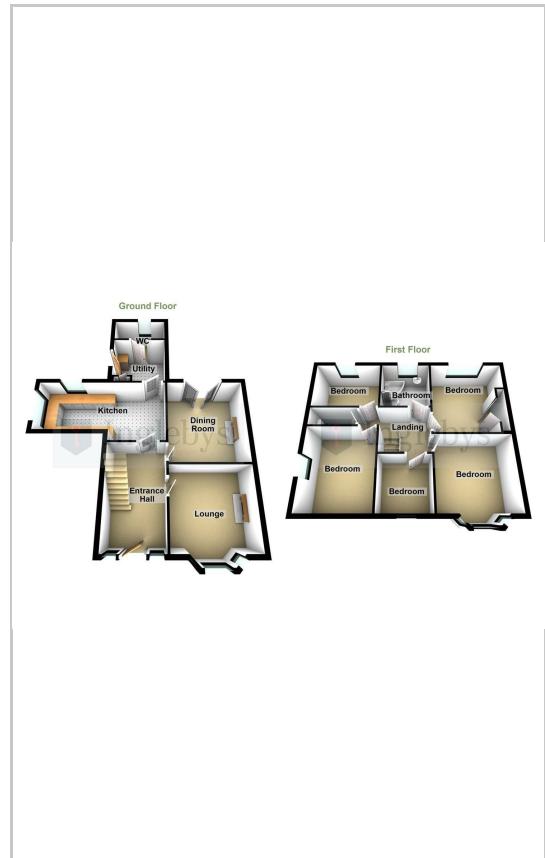
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

