



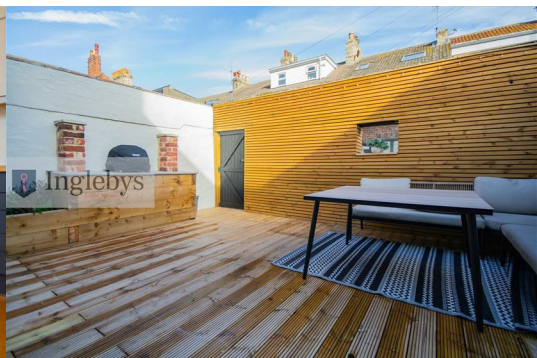
## 10 Stanhope Street

Saltburn-By-The-Sea, TS12 1AL

**£245,000**



An exceptional two-bedroom terraced home, comprehensively refurbished to an outstanding standard, showcasing elegant decor, premium finishes and beautifully considered outdoor space.



A truly stunning home, where traditional character meets contemporary luxury. Situated on Stanhope Street, this exceptional two-bedroom terraced property has undergone an extensive refurbishment, resulting in a beautifully appointed home that is as stylish as it is welcoming. Every room has been thoughtfully designed, with sophisticated colour palettes and high-quality fixtures and fittings which create a seamless sense of elegance throughout.

Stepping inside, the attention to detail is immediately apparent. The beautiful front-facing living room provides a warm and inviting space in which to relax, with a log-burning stove forming the focal point of the room. The combination of carefully chosen colours, refined decorative finishes and traditional features creates an atmosphere of understated luxury, perfectly balancing comfort with timeless style.

To the rear, the kitchen continues the standard of presentation, featuring high-end integrated AEG oven & hob, stylish cabinetry and quality finishes. With space for a dining area, this is a wonderfully versatile room, equally suited to everyday living and entertaining. A separate utility area provides additional practicality, whilst the beautifully finished ground-floor bathroom complements the sophisticated styling found throughout the home.

Ascending to the first floor, the property offers two generous double bedrooms, both individually styled with tasteful decorative details. The particularly spacious principal bedroom spans the full width of the property to the front, offering an impressive and comfortable retreat, whilst the second double bedroom overlooks the rear.

Externally, the attention to detail continues into the enclosed rear yard, which has been transformed into a fabulous outdoor entertaining space. Featuring raised decking and a dedicated barbecue area, it provides the perfect setting for summer evenings, and unwinding outdoors. Gated access to the rear alley adds further convenience.

An exciting additional feature is the benefit of granted planning permission for substantial further development. The approved scheme includes a part single-storey and part two-storey rear extension, together with a rear dormer, offering the opportunity to significantly enhance the existing accommodation. The proposed plans illustrate the potential for an enlarged kitchen and dining area, an additional snug, and a third bedroom within the roof space. This provides an exceptional opportunity for purchasers seeking a beautifully finished home today, with the flexibility to create additional living space in the future, subject to the conditions of the planning approval.

Stanhope Street enjoys a convenient position within Saltburn-by-the-Sea, placing the town's excellent selection of independent shops, caf  s, restaurants and traditional pubs within easy reach. Renowned for its Victorian heritage, Saltburn offers a wonderful lifestyle, combining seaside living with the convenience of a thriving town centre.

Immaculately presented and finished with an exceptional eye for detail, this is a home that really must be viewed to be fully appreciated. Offering stylish, ready to enjoy accommodation, delightful outdoor space and the rare advantage of approved plans for further expansion, this beautiful home represents a wonderful opportunity to acquire something genuinely special in one of the North East's most desirable seaside towns.

Tenure: Freehold.

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

EPC Rating: D-Rating.

**Hall 24'8" x 5'6" (max) (7.52m x 1.70m (max))**  
Composite glazed door to the front aspect. Decorative wood-paneling. Radiator. Stairs leading to the first floor.

**Living Room 14'4" x 11'9" (4.38m x 3.59m)**  
UPVC double glazed bay window to the front aspect. Log-burning stove within the chimney breast. Storage & shelving in the chimney alcoves. Coving, ceiling cornice & picture rail. Radiator.

**Kitchen & Dining Area 11'11" x 11'6" (3.65m x 3.51m)**  
A range of contrasting wall & base units, with wooden worktops incorporating composite double Belfast sink with mixer tap. Integrated AEG electric oven & hob. Extractor hood. Wine cooler & slim-line dishwasher. Aluminium double glazed window to the rear aspect. Radiator. Access to the Utility.

**Utility 10'4" x 5'6" (3.16m x 1.69m)**  
Matching base units to the kitchen. Plumbing for washing machine & space for under-counter fridge. Aluminium bi-folding double glazed window to the side aspect & double glazed door opening to the yard. Radiator.

**Family Bathroom 8'1" x 5'6" (2.47m x 1.70m)**  
Panel bath with shower above. Glazed shower screen. Hand basin. Low-level W/C. Part-tiled walls. Composite heated towel rail. Tiled floor. Frosted glazed windows to the side aspect. Extractor fan.

**First Floor**

**Landing**  
Double glazed window to the rear aspect. Decorative wall-paneling. Carpeted.

**Bedroom One 17'10" x 11'10" (5.46m x 3.61m)**  
UPVC double glazed bay window to the front aspect. Carpeted. Radiator. Decorative tiled fireplace. Coving, ceiling cornice & picture rail.

**Bedroom Two 11'10" x 10'3" (3.63m x 3.14m)**  
Storage cupboards within the chimney alcoves. Carpeted. UPVC double glazed window to the rear aspect. Radiator.

**External**

**Rear Elevation**  
An enclosed yard with raised decking & designated BBQ area. Space for outdoor seating. Gated access to the alley.

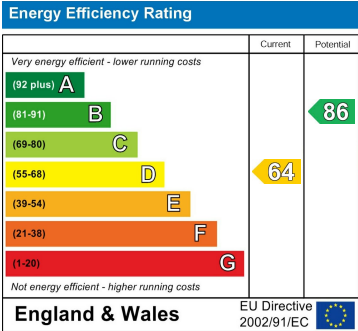
Area Map



Floor Plans



Energy Efficiency Graph



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