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PROCESS



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ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

16 Downe Street

Liverton, Saltburn-By-The-Sea, TS13 4QQ

£65,000



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Living Room / Dining

A particularly generous main reception space offering plenty of room for both comfortable living and a dedicated dining area. The current tenant has certainly made full use of the space over her eight years here, so there's plenty to look beyond in the photographs! What really stands out, however, is the sheer size and versatility of the room. With good natural light, ample space for substantial furniture and room to create clearly defined living and dining zones, it offers far more flexibility than you might initially expect. With some cosmetic updating and a little imagination, this could become a really impressive heart of the home.

Kitchen

Continuing through the property, the kitchen offers a good amount of worktop and cupboard space, with plenty of natural light from the window overlooking the rear. As with the rest of the home, the current tenant has certainly made full use of the available space over her eight years here, but look beyond the belongings and there is a practical kitchen with plenty of scope for a future cosmetic refresh.

From the kitchen, a small rear passageway provides direct access to the garden and also leads to a particularly useful feature of the property

Bathroom

a separate ground-floor WC and bathroom. The bathroom is fitted with a bath and shower, wash basin and window for natural light. Having these facilities downstairs adds to the versatility of the layout, while also offering potential for a future buyer to modernise and put their own stamp on the space.

Bedroom 1

The main bedroom is a genuinely good-sized double, with plenty of space for a double bed alongside substantial freestanding furniture and storage. A large window brings in plenty of natural light and, even with the room currently containing a fair amount of furniture and personal belongings, its proportions are easy to appreciate. With some simple cosmetic updating, this could become a bright, spacious and very comfortable principal bedroom.

Bedroom 2

The second bedroom is another surprisingly generous room, offering considerably more space than you might expect from a typical second bedroom. Admittedly, you may need to use a little imagination to see past the current collection of belongings, but underneath it all is a really well-proportioned room with plenty of potential.

There is ample space for a bed, wardrobes and additional bedroom furniture, while the large window provides good natural light. Once cleared and given some straightforward cosmetic attention, this could make a fantastic second double bedroom, comfortable guest room or spacious home office.

Importantly, having two genuinely good-sized bedrooms rather than one main bedroom and a much smaller second room adds considerably to the overall appeal and versatility of the property.

Garden

One of the real surprises of this property is the sheer size of the rear garden. The photographs genuinely struggle to show just how far this outside space

extends – it is an exceptionally long garden with a huge amount of usable space.

This is very much a garden that has been loved, enjoyed and put to full use. There is still a generous lawned area alongside established planting and numerous areas for seating, gardening and storage. A particularly lovely feature is the large raised, fully working pond, which has been well maintained and is currently home to some beautiful fish.

There are also multiple outbuildings and storage areas, providing an impressive amount of practical space. At the very bottom of the garden is a larger outbuilding with double-gated access, allowing it to be used as a garage, with access directly from the rear.

Beyond the garden is a quiet back street, bordered by garages, greenery and allotment-style gardens, giving the rear of the property a surprisingly open and peaceful feel.

Yes, there is plenty going on out here – but that almost proves the point! Even with a pond, outbuildings, storage, planting and seating areas, there is still a substantial amount of garden remaining. For anyone who loves their outside space, wants extensive storage, workshop/garage potential or simply a garden with room to make

their own, this is a genuine standout feature of the property.

Agent's Notes Buyers Premium Fee

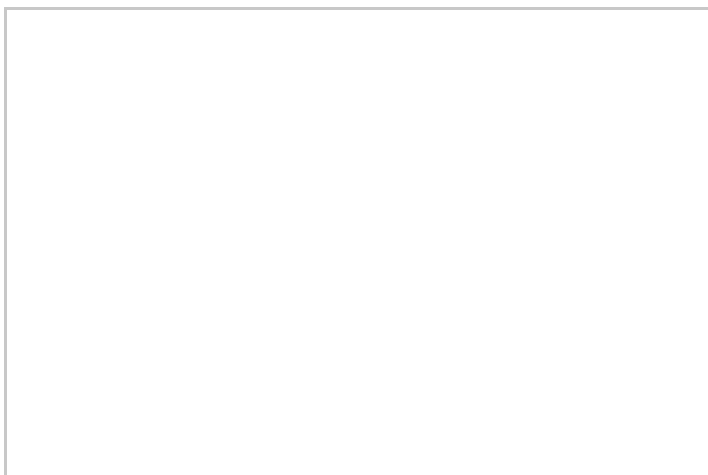
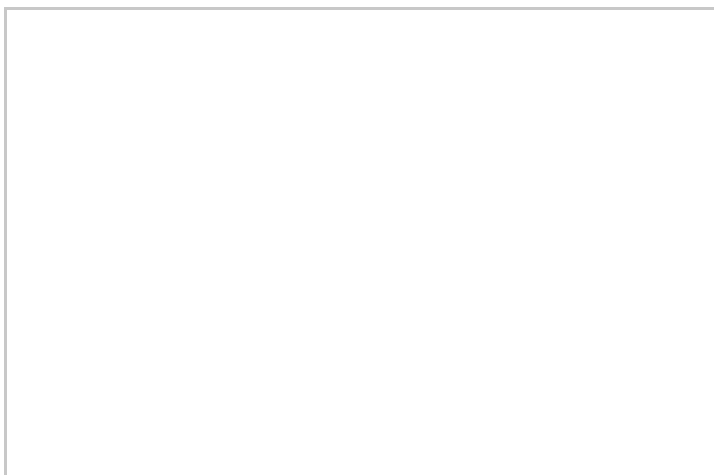
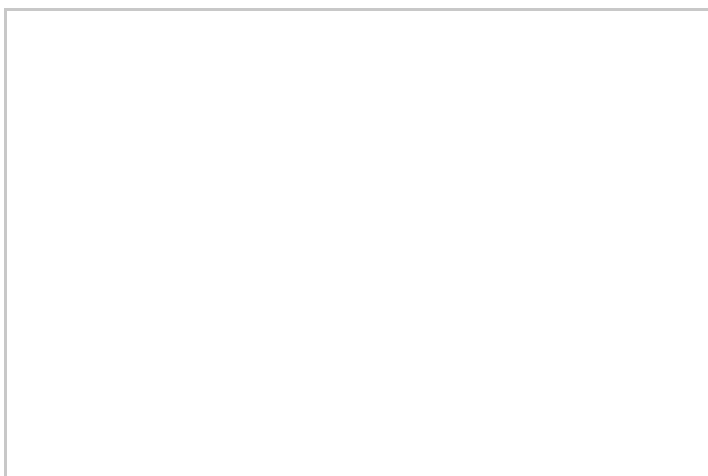
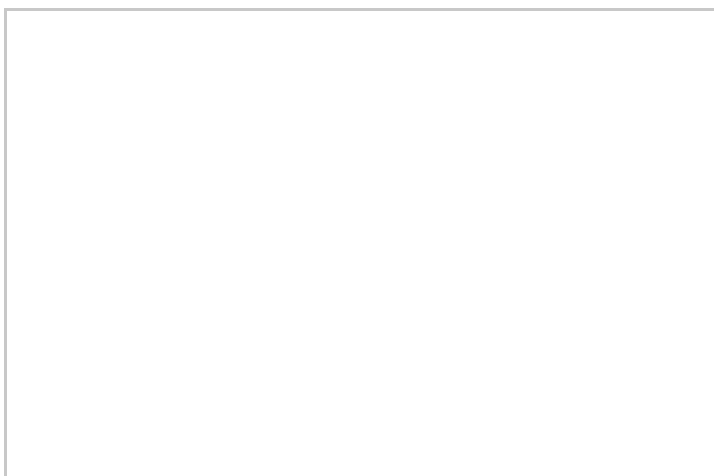
A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

the purchaser fails to complete the transaction within two months of the offer being accepted; or the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion



Road Map



Hybrid Map



Terrain Map



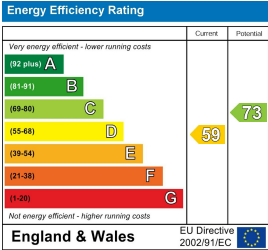
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.