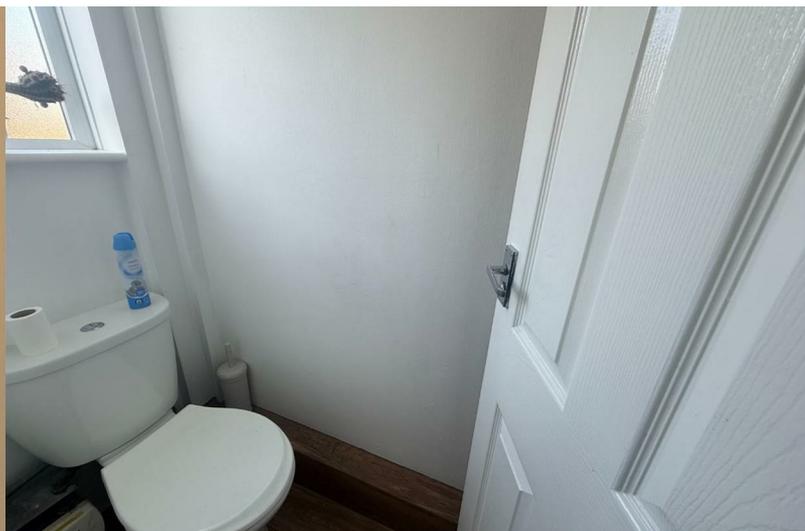




## 137 Wilton Bank

, Saltburn-By-The-Sea, TS12 1NS

£925 PCM



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## HALLWAY

A welcoming entrance hall providing access to the main ground floor accommodation. The space benefits from wood-effect flooring, neutral décor and a radiator, with space for coats and shoes.

## RECEPTION ROOM

A bright and comfortable living room featuring a large front-facing window that allows plenty of natural light to fill the space. The room offers generous proportions with neutral décor and carpeted flooring, providing an ideal space for relaxing or entertaining.

## DINING ROOM

A well-proportioned dining room located to the rear of the property with large sliding patio doors opening onto the garden, allowing plenty of natural light and creating a pleasant outlook. The space comfortably accommodates a dining table and chairs.

## KITCHEN

A modern fitted kitchen featuring a range of wall and base units with work surfaces over, incorporating an integrated oven, hob and extractor hood with tiled splashbacks. A rear door provides convenient access to the garden and there is space for additional appliances.

## GROUND FLOOR W.C

downstairs WC featuring a wash basin and window allowing natural light. Finished with neutral décor and practical flooring.

## LANDING

First floor landing providing access to all bedrooms and the family bathroom.

## BEDROOM ONE

A spacious double bedroom positioned to the front of the property with a large window providing good natural light. The room offers ample space for bedroom furniture and benefits from neutral décor and carpeted flooring.

## BEDROOM TWO

A good-sized double bedroom overlooking the rear garden. The room is bright and airy with space for a double bed and additional furniture.

## BEDROOM THREE

A well-proportioned single bedroom, ideal as a child's bedroom, home office or study. The room benefits from a front-facing window and neutral décor.

## FAMILY BATHROOM

A modern family bathroom fitted with a white

three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and WC. The room is finished with contemporary tiling, a heated towel rail and frosted window providing natural light.

### EXTERNAL

An enclosed rear garden mainly laid to lawn with fenced boundaries, providing a private outdoor space suitable for seating, gardening or family use.



## Road Map



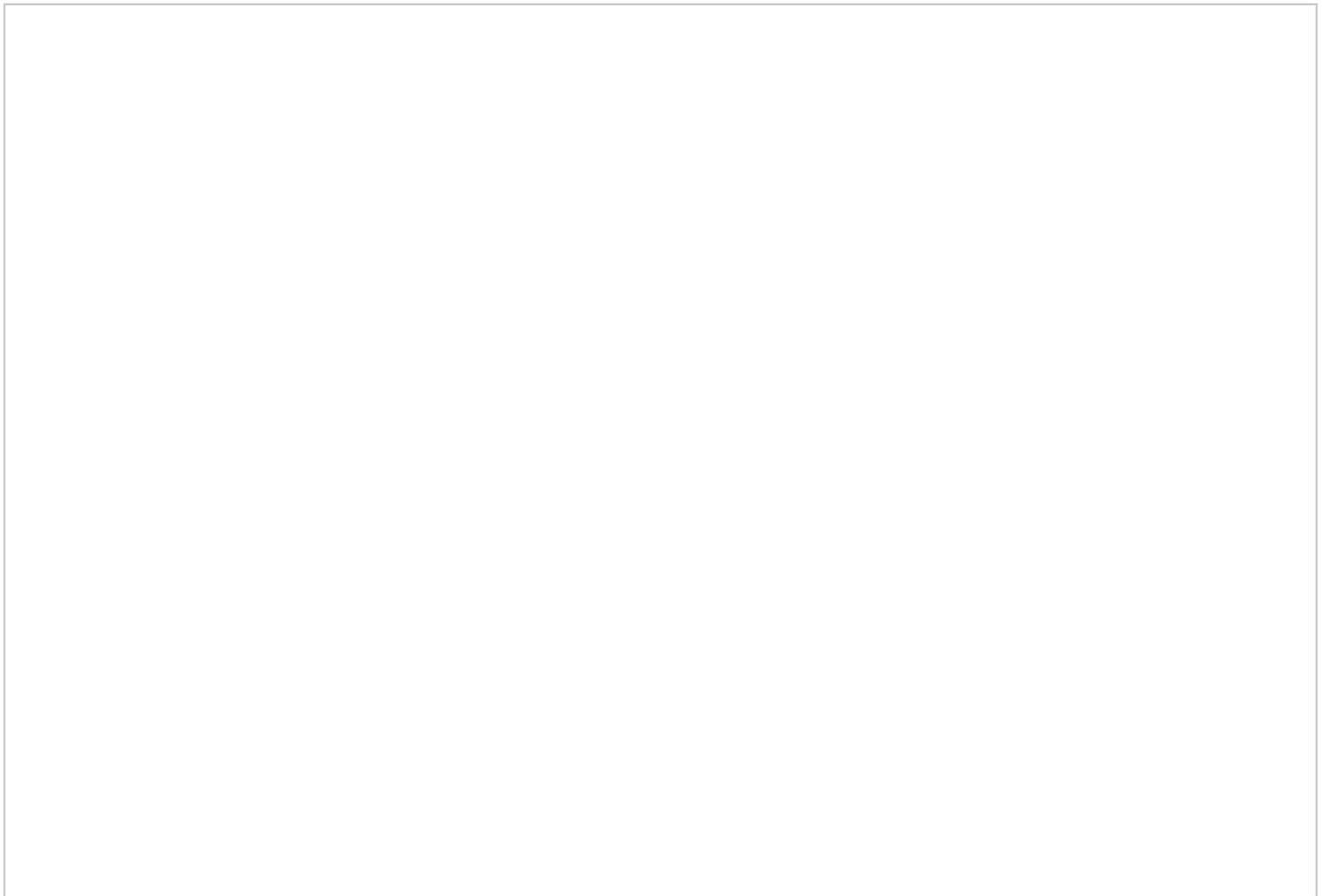
## Hybrid Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.