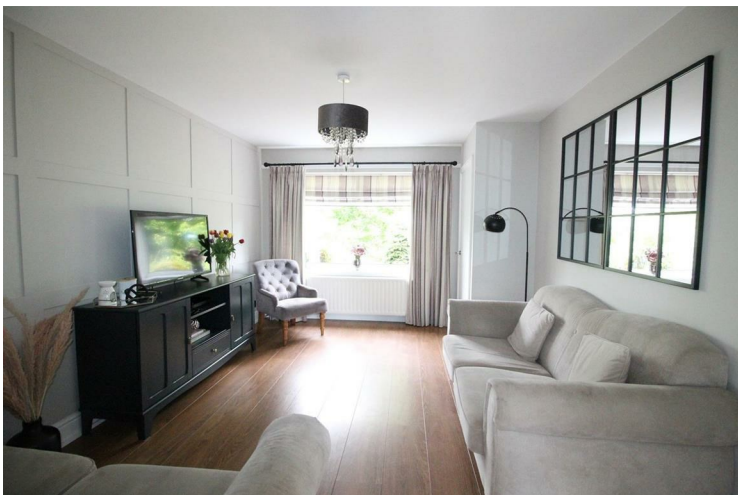




Salton Close  
Linthorpe, Middlesbrough

£140,000  
ENERGY RATING:

A beautifully presented three-bedroom semi-detached home, tastefully decorated throughout, located in this quiet and friendly cul-de-sac. The property offers a perfect blend of contemporary living and convenience, making it an ideal starter or family home and comprises; entrance hall, spacious lounge, excellent kitchen/dining room with integrated appliances & underfloor heating, three first floor bedrooms and a stylish family bathroom. There is a stunning South facing rear garden, landscaped with a porcelain tiled patio making a perfect entertaining & relaxing space. There is also a detached garage to the rear which has been converted into a salon/home office but still retains garage/storage space. This home is perfect for those looking for a move-in ready property with a contemporary touch. Contact us today to arrange a viewing.



- Beautifully Presented 3 Bed Semi-detached
- Excellent Kitchen with Integrated Appliances
- Stylish Family Bathroom

## ENTRANCE HALL

UPVC entrance door with feature light, staircase to first floor and a modern column radiator.

## LOUNGE

4.54m x 3.31m (14'10" x 10'10")

Front aspect UPVC double glazed window, laminate flooring, understair storage cupboard and a radiator.



## KITCHEN/DINING ROOM

2.40m x 4.24m (7'10" x 13'10")

Rear aspect UPVC double glazed window & French doors opening to the garden. A range of cream high gloss base & wall units with Quartz worksurfaces & matching upstands incorporating stainless steel sink & mixer tap. Electric hob with glass splashback, double oven below & a stainless steel extractor hood over. Integrated dishwasher, fridge & freezer, spot lights and a tiled floor with underfloor heating.



## FIRST FLOR LANDING

Side aspect UPVC double glazed window, glass staircase, storage cupboard and access to part boarded loft via pull down ladder.

## BEDROOM ONE

3.31m x 2.57m (10'10" x 8'5")

Rear aspect UPVC double glazed window, built-in sliding wardrobes and a radiator.





- Stunning South Facing Rear Garden • Open Outlook to the Front • Garage with Converted Salon/Home Office • Energy Rating: C-72 • Council Tax Band: B (£1842.51)



### **BEDROOM TWO**

2.93m x 1.99m (9'7" x 6'6")

Front aspect UPVC double glazed window and a radiator.

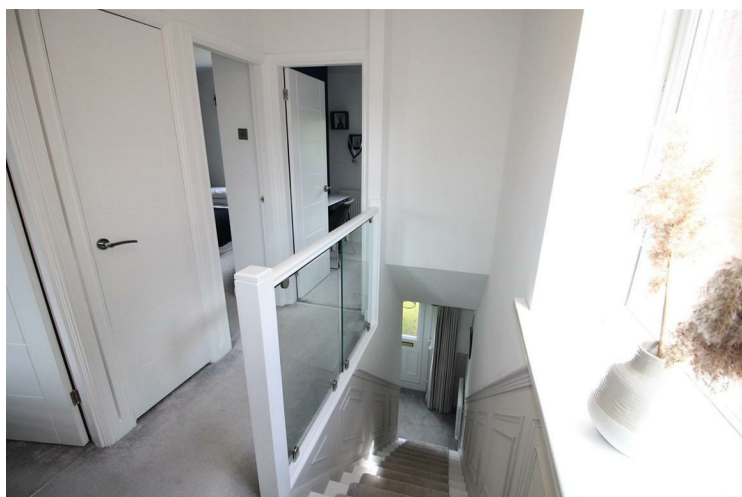
### **BEDROOM THREE**

1.85m x 2.18m (6'0" x 7'1")

Front aspect UPVC double glazed window, built-in bedframe with storage below and a radiator.

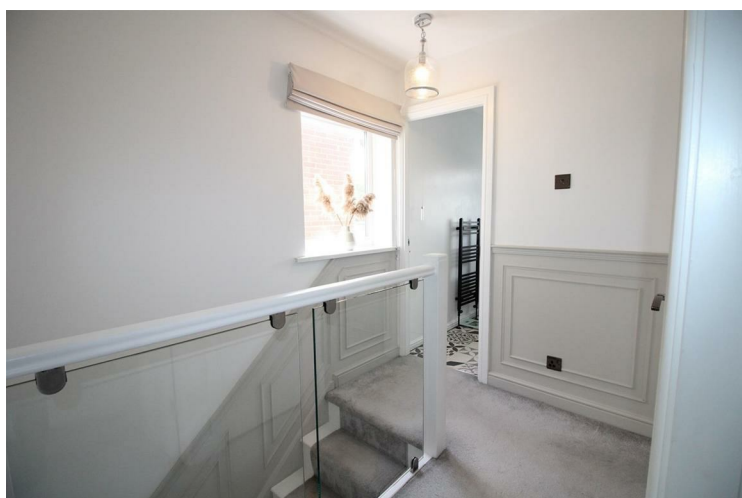
### **BATHROOM**

Rear aspect UPVC double glazed window, modern white suite comprising; double ended bath with mixer tap & showerhead and a rainfall thermostatic mixer shower over, pedestal wash basin and a low level WC. Part tiled walls, spot lights and a heated towel rail.

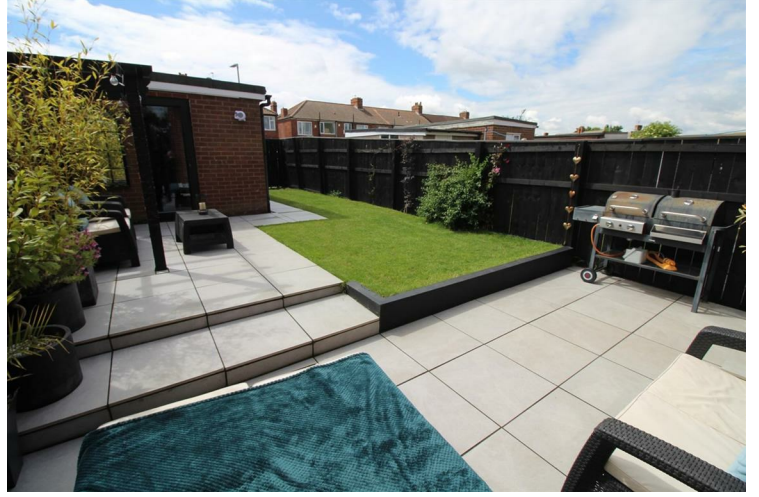


### **EXTERNALLY**

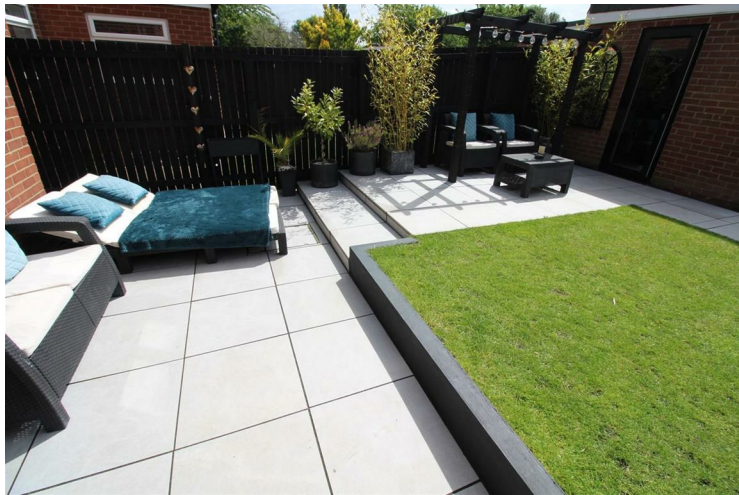
There is an enclosed gravelled garden to the front of the property with side access to the rear. To the rear is a stunning, landscaped South facing garden with extensive porcelain tiled patio and lawn. The detached garage has been split into two areas, the front is a storage area (3.06m x 2.80m) with up & over garage door, power & lighting, the rear area (2.83m x 2.54m) has been converted and is currently used as a salon but could also make an excellent home office. There is a parking space to in front of the garage.









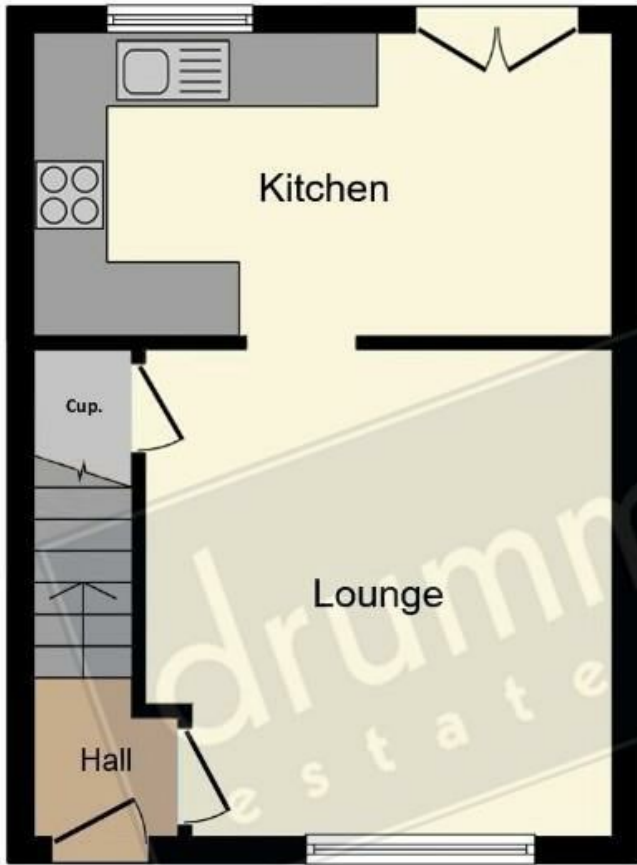


## Additional Information

**Local Authority** - Middlesbrough  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold





**Ground Floor**



**First Floor**

Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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