



## 7 Randolph Street , Saltburn-By-The-Sea, TS12 1LN

£235,000



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## ENTRANCE HALLWAY

3'5 x 2'10 (1.04m x 0.86m)

Welcome to this charming home, perfectly designed for comfortable living. As you enter through the wooden glazed door, you'll find yourself in a welcoming entrance hallway featuring carpet underfoot and a central heating radiator. This space effortlessly connects to the kitchen, dining area, reception room, and the staircase leading to the first floor.

## RECEPTION ROOM

12'3 x 9'7 (3.73m x 2.92m)

The reception room boasts a large uPVC double glazed bay window, flooding the space with natural light and fresh air. The room is adorned with a contemporary grey carpet and neutral decor, creating a blank canvas for your personal touch. For your comfort, a central heating radiator ensures warmth throughout the year.

## DINING ROOM

10'5 x 13 (3.18m x 3.96m)

Moving into the dining area, you'll appreciate its open-plan design, which seamlessly integrates with the staircase leading to the first floor and a single step down into the kitchen. The dining area is carpeted and features a modern vertical radiator, providing a cosy atmosphere. Additionally, a handy storage cupboard under the stairs offers convenient storage solutions.

## KITCHEN

12' x 12'3 (3.66m x 3.73m)

The extended kitchen is a true highlight, showcasing a range of stylish white and contrasting grey gloss wall, base, and drawer units. It comes fully equipped with an integrated electric oven and ceramic hob, complemented by an overhead extractor fan. The breakfast bar is perfect for casual dining, while two Velux windows and uPVC double glazed windows illuminate the space with natural light. French doors open to a low-maintenance, courtyard-style garden, ideal for outdoor relaxation. The kitchen also includes a central heating radiator, ample space for large white goods, and bright LED ceiling lights, enhancing the overall ambiance.

## LANDING

2'6 x 8'5 x 12'9 x 4'7 (0.76m x 2.57m x 3.89m x 1.40m)

The landing features carpet underfoot and provides convenient access to two bedrooms, the family bathroom, and a staircase leading to the second floor.

## BEDROOM ONE

10' x 13'4 (3.05m x 4.06m)

This lovely, modern bedroom boasts fitted sliding door wardrobes and two uPVC double-glazed windows that offer a charming front aspect view. The room is fully carpeted and equipped with a central heating radiator, ensuring comfort throughout the year.



## BEDROOM TWO

11'2 x 9'4 (3.40m x 2.84m)

Situated on the top floor, this bedroom benefits from a Velux window that floods the room with natural light. It is carpeted and features a central heating radiator, providing a cosy retreat.

## BEDROOM THREE

7'3 x 7 (2.21m x 2.13m)

Though the smallest of the bedrooms, it remains generously sized. It features a uPVC double-glazed window overlooking the rear elevation, along with carpeting and a radiator for added warmth.

## FAMILY BATHROOM

11'9 x 6'6 (3.58m x 1.98m)

Larger than average, the family bathroom features a three-piece bathroom suite. It includes a low-level WC, a vanity unit with a basin and storage underneath, and a walk-in shower cubicle with a rainfall showerhead. A white heated towel warmer and a uPVC

double-glazed frosted window to the side aspect complete this elegant space.

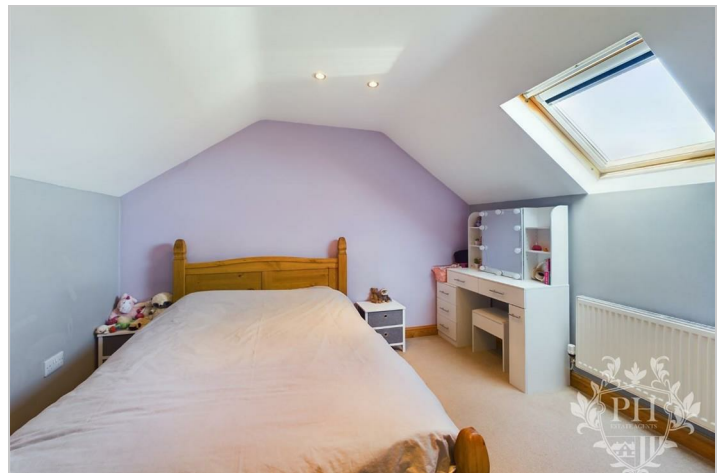
## LANDING

2'11 x 2'1 (0.89m x 0.64m)

## EXTERNAL

The property offers a small enclosed forecourt at the front and convenient on-street parking. To the rear, you will find an enclosed, paved courtyard with gated access to the alley. This area provides ample space for storage and is perfect for outdoor furniture, ideal for al fresco dining and entertaining.

Don't miss the opportunity to make this charming and well-appointed family home yours!



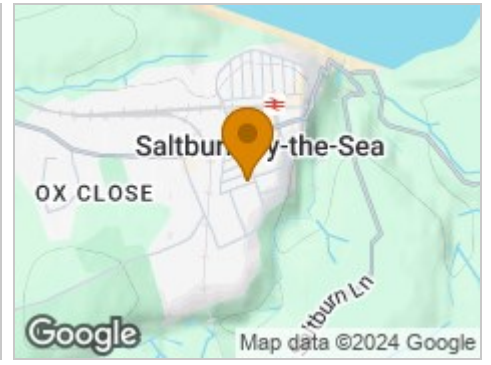
## Road Map



## Hybrid Map



## Terrain Map



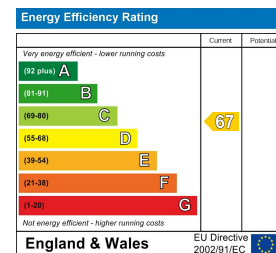
## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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