

£195,000

Woodrow Avenue, Saltburn, TS12



- Entrance Hallway
- Open Plan Lounge/Dining Room/Kitchen
- Downstairs Shower Room
- Two Bedrooms
- Bathroom
- Front Garden & Driveway
- Large Rear Garden
- Great Location
- Council Tax: B

We are delighted to bring to the market this spacious, modern and well-maintained two-bedroom semi-detached home, situated in the ever-popular coastal town of Saltburn-by-the-Sea. Formerly a three-bedroom property, the seller has confirmed they are willing to reinstate the original third bedroom as part of the sale negotiations if desired.

Positioned opposite Saltburn Cricket Field and screened by a mature hedgerow, the property enjoys a peaceful, non-overlooked frontage. Despite the quiet setting, it is only around a 10-minute stroll or a 2-minute drive into Saltburn town centre with its independent shops, cafés, rail links and, of course, the stunning beach.

Ground Floor

- Spacious kitchen with modern sink unit and hose tap, range electric oven with 5-ring gas hob. Integral microwave and fridge/freezer. Window overlooking the rear garden
- Breakfast bar and dining area with patio doors opening onto the rear garden, creating a sociable and light-filled space
- Generous living room featuring a bay window, fireplace, and flexible furniture layout options
- Useful side extension providing:
- Access doors to both the front driveway and rear garden
- Modern shower room and utility area with shower cubicle, toilet, sink, and boxed-in cupboard housing plumbed-in Beko washing machine and dishwasher (both available by negotiation)
- Large storage cupboard currently housing a separate fridge and freezer (also available by negotiation)
- External-use sockets ideal for garden equipment

First Floor

- Landing with airing cupboard and a space potentially suitable for installing a fixed staircase to the loft-subject to building regs
- Boarded loft with built-in ladders, offering excellent storage and potential for conversion (subject to all planning and building regulations)
- Spacious front master bedroom with Sharps fitted wardrobes. The room currently incorporates the original third bedroom but can be reinstated as two separate bedrooms if desired, subject to agreement with the seller
- Double rear bedroom
- Family bathroom with bath, over-bath shower and towel radiator

General Features

- Gas central heating with a recently installed, serviced and warrantied boiler located in the loft, with handheld temperature controls
- Double glazing throughout
- Under-stairs cupboard housing smart meters and additional storage
- Karndean flooring throughout the ground floor
- Modern radiators in the dining and living areas
- All fitted blinds included in the sale, including Hillary's Roman blinds to the patio doors and kitchen window

Outside

- Large shed with concrete floor and power cable ready to connect—ideal for storage or potential home office/studio use
- Enclosed rear garden with solid wood fencing, privacy planting, lawned area, two patio spaces, and established lavender and rose bushes providing colour throughout summer. Potential to extend to the rear of the property, subject to the necessary planning permissions and building regulations
- Generous front driveway with adjacent lawn, privacy hedge, wood fencing to both sides, and a vibrant, low-maintenance fuchsia bush that flowers from summer into autumn

Tenure: Freehold

EPC: D

Council Tax: B

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Entrance Hall

5'9" x 12'2" (1.75m x 3.71m)
Front door. Karndean flooring. Radiator.
Understairs storage. Kitchen off. Lounge off.
Stairs off.

Kitchen

9'4" x 9'5" (2.84m x 2.87m)
Karndean flooring. Modern base and wall
mounted units. Laminate worktops. Sink with
hose tap. Window overlooking rear garden.
Radiator. Integrated fridge freezer and
microwave. Range electric oven with five ring
gas hob. Roman blinds. Breakfast bar. Door
leading to side lobby. Dining area off.

Dining Area

9'8" x 9'9" (2.95m x 2.97m)
Karndean flooring. Radiator. Patio door leading
to garden. Roman blinds. Lounge area off.

Lounge Area

15'9" x 12'3" (4.80m x 3.73m)
Bay window to front aspect. Vertical radiator.
Karndean flooring. Fireplace. Venetian blinds.
Door leading to hallway.

Side Entrance Lobby

3'3" x 16'8" (0.99m x 5.08m)
Radiator. Tiled flooring. Shower room and
storage room off. Kitchen off. Doors leading to
front and rear garden.

Shower Room/Utility

6'0" x 6'2" (1.83m x 1.88m)
Laminate flooring. Enclosed shower cubicle
with extractor. Combined toilet and sink unit.
Utility cupboard with plumbing and electrics for
appliances. Shelving.

Storage Cupboard

2'7" x 4'0" (0.79m x 1.22m)
Tiled flooring. Extractor.

Stairs/Landing

Carpeted. Window to side. Storage cupboard
off.

Bathroom

5'4" x 7'7" (1.63m x 2.31m)
Partially tiled. Tiled flooring. Bath with mains fed
shower. Toilet. Wash hand basin. Heated towel
rail. Roller blinds.

Bedroom 1

16'8" x 10'6" (5.08m x 3.20m)
Carpeted. Two radiators. Fitted wardrobes.
Curtains.

Bedroom 2

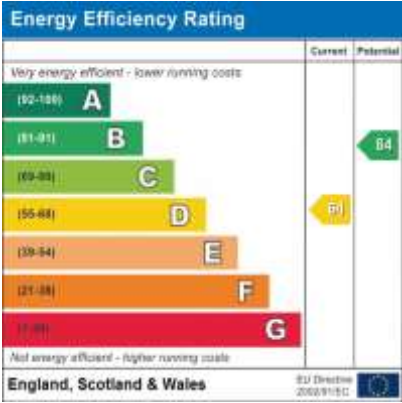
8'9" x 10'7" (2.67m x 3.23m)
Radiator. Carpeted.

Front Garden

Laid to lawn. Driveway. Hedge.

Rear Garden

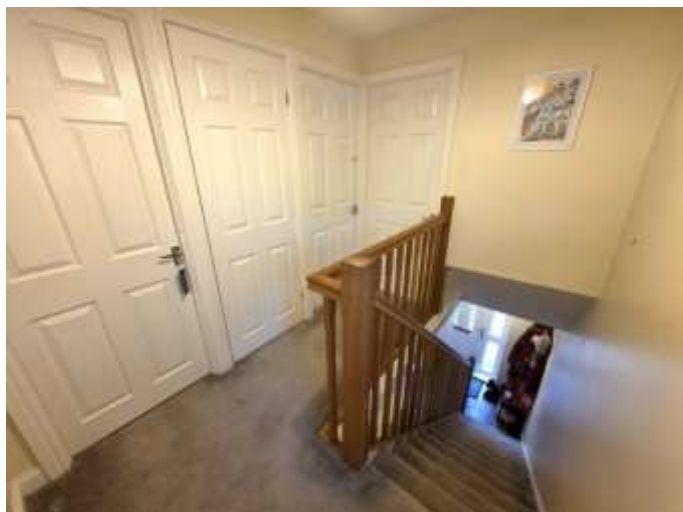
Mainly laid to lawn. Patio area. Large shed.
Fully enclosed.

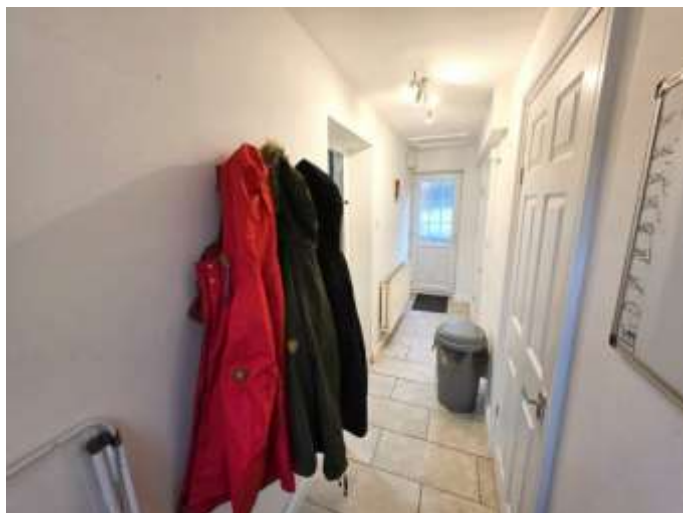












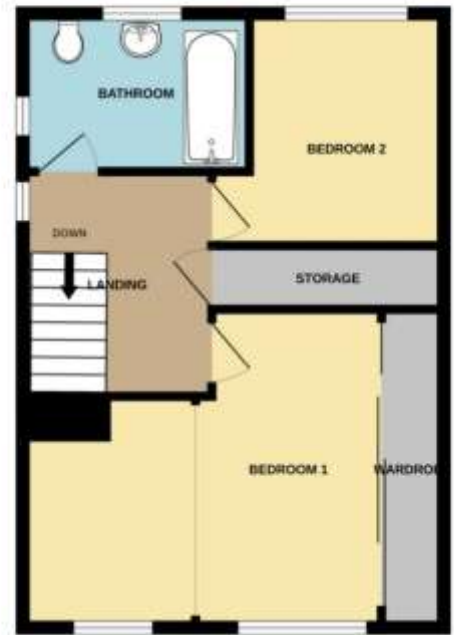




GROUND FLOOR



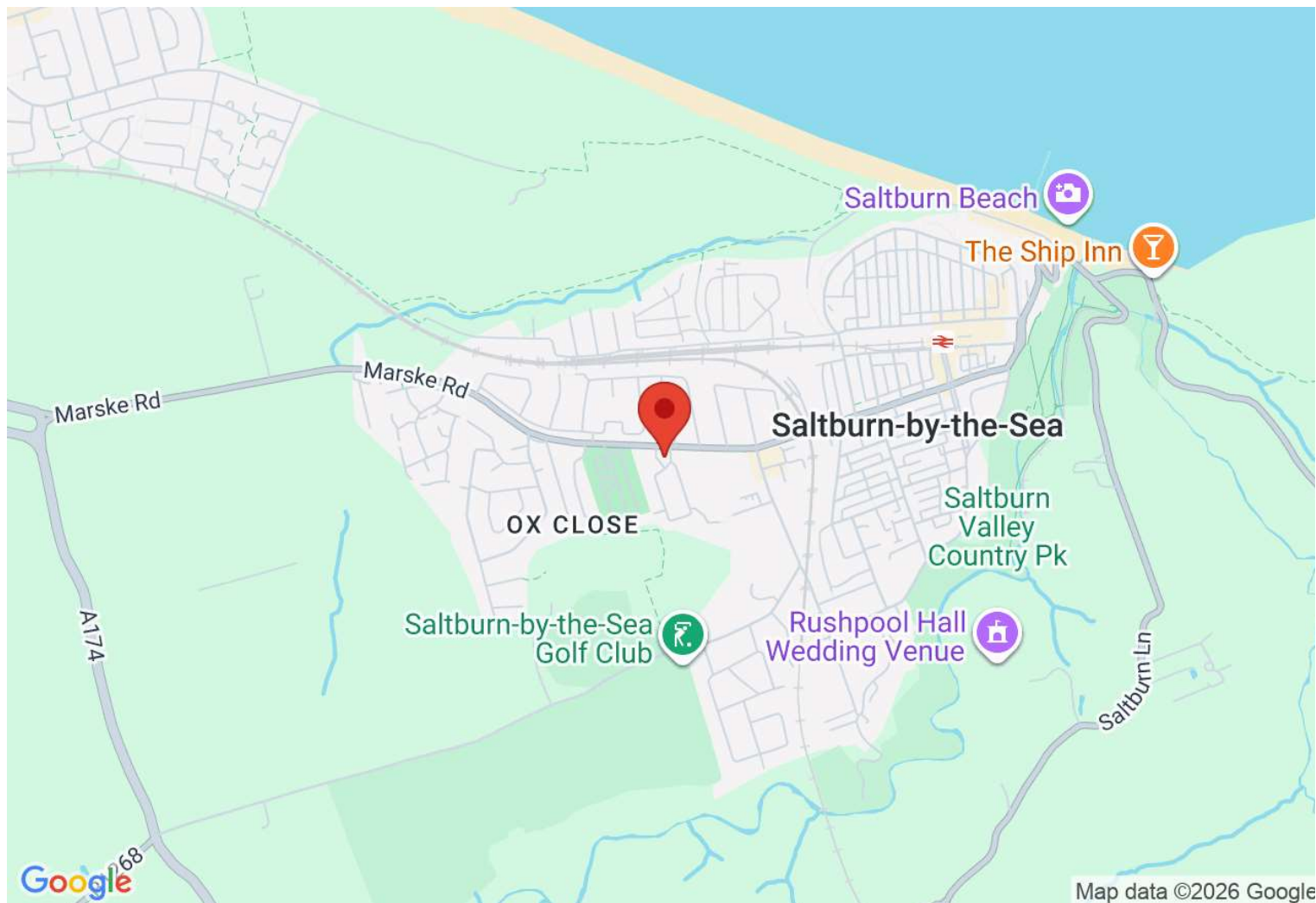
1ST FLOOR



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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

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