



2 The Court, Lune Street

Saltburn-By-The-Sea, TS12 1JL

£475,000



A most impressive 3-bedroom semi-detached residence with additional study, loft room, and beautiful conservatory to the rear. Complete with off-street parking, and detached garden room / studio in the rear garden, this magnificent property must be viewed to be fully appreciated.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-D.

EPC Rating: D

Entrance Porch 6'6" x 4'9" (2.00m x 1.47m)
Composite UPVC double glazed door to the front elevation. UPVC double glazed window to the side aspect. Composite UPVC double glazed door opening to the Hall.

Hall 14'4" x 7'1" (4.37m x 2.17m)
UPVC double glazed window to the side aspect. Radiator. Stairs leading to the first floor. Access to the ground-floor W/C. Under-stairs storage.

Living Room 15'7" x 12'5" (4.76m x 3.79m)
UPVC double glazed bay window to the front aspect. Radiator. Fire surround with electric fire. Wooden glazed French doors open to the Dining Room.

Dining Room 11'6" x 10'3" (3.51m x 3.14m)
Tiled floor. Radiator. Open archway to the Conservatory.

Conservatory 10'8" x 10'2" (max) (3.26m x 3.11m (max))
Tiled floor continues from the Dining Room. UPVC double glazed windows & French doors open to the Rear Garden. Radiator.

Kitchen 13'1" x 11'6" (4.00m x 3.51m)
A range of high quality wall, base & drawer units. Granite effect worktops incorporating enamel 1 1/2 bowl sink with single drainer & mixer tap. Plumbing for washing machine. Tiled splash-backs. Space for fridge / freezer. UPVC double glazed window to the rear aspect. Tiled floor. Radiator. Composite door opening to the side elevation.

Ground-Floor W/C 6'10" x 2'7" (2.09m x 0.80m)
Low-level W/C. Hand basin. Radiator. UPVC double glazed window to the side aspect.

First Floor

Landing
Carpeted. UPVC double glazed window to the side aspect. Storage cupboard housing the combi-boiler.

Bedroom One 13'9" x 12'7" (4.21m x 3.86m)
UPVC double glazed window to the front aspect. A range of fitted wardrobes & bedroom furniture. Carpeted. Radiator.

Bedroom Two 11'7" x 10'5" (3.55m x 3.19m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Three 8'0" x 6'9" (2.45m x 2.06m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bathroom 8'0" x 7'4" (2.45m x 2.26m)
Panel bath. Walk-in corner shower cubicle. Low-level W/C. Hand basin with vanity unit. Tiled walls & floor. Chrome heated towel rail. UPVC double glazed window to the rear aspect.

Study 10'7" x 8'11" (max) (3.23m x 2.74m (max))
UPVC double glazed window to the front aspect. Radiator. Carpeted. Stairs leading to the Loft Room.

Second Floor

Loft Room 17'2" x 12'7" (5.25m x 3.84m)
Carpeted. Velux window to the rear aspect. Access to eaves storage.

External

Front Elevation
Double block-paved driveway providing off-street parking for 2x cars. Raised rockery with established shrubs & greenery. Secure access to the Side & Rear Elevations.

Side Elevation
Paved patio area. Raised rockery.

Rear Elevation
A beautiful, private enclosed garden space laid to lawn with additional paved patio & outdoor seating areas. Large garden shed. Raised rockery & flowerbeds featuring a variety of mature shrubs & greenery. Access to the detached Garden Room / Studio.

Garden Room / Studio
Formerly the garage, and extended, this beautiful addition to the property offers a versatile space to form a private work studio, sun room, outdoor bar for entertaining, with endless other options. with LED downlighting, ample storage space, and access to the side alley.

Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

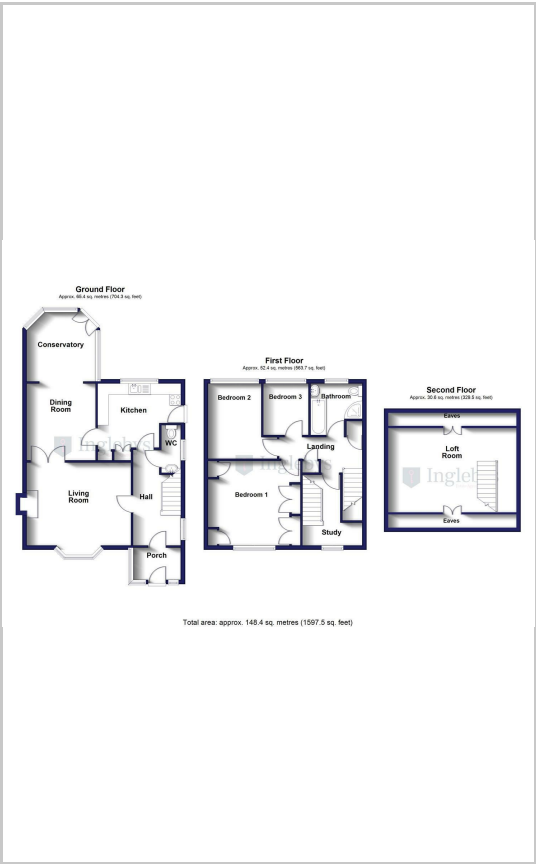
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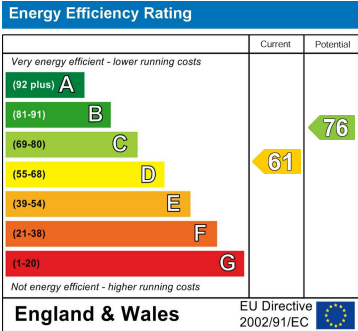
Area Map



Floor Plans



Energy Efficiency Graph



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