

- Immaculately presented, chain free, detached dormer bungalow
- Parking for several cars plus garage
- Modernised and rennovated throughout



15 Cliff Road, Staithes, Saltburn-By-The-Sea, Cleveland,
TS13 5AE

Guide Price £325,000

Property Group
ASTIN'S



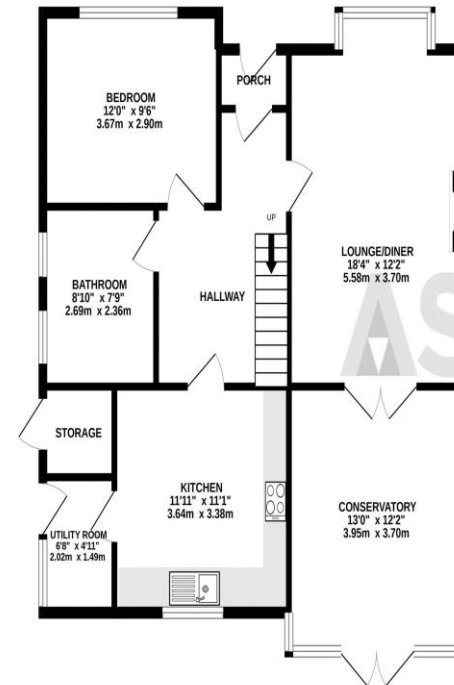
Asstins are please to bring to market this exceptional dormer bungalow. Immaculately presented throughout and ideally located, close to the beach and on the heritage coast this property would lend itself well for either a permanent residence, holiday home or commercial holiday let. The current vendors have benefitted the property by adding solar panels, electric garage door, new wall insulation and new flooring. A straight walk in!

The property comprises of large lounge with beautiful large bay window, oak flooring and feature fireplace with Gas burner. There are patio doors leading through to a conservatory that is flooded with light, a perfect room to sit and relax and listen to the peace and quiet. There are also patio doors leading from the conservatory to the low maintenance garden to the rear. There is a modern kitchen with integral appliances, oak flooring and separate utility with rear door access. This floor also offers a large, modern bathroom with jacuzzi bath, free standing shower, WC and modern sink. There is also a double bedroom to this floor overlooking the front drive. To the first floor there are two further double bedrooms, both with en suite and ample storage; there is the addition of a large store cupboard to the landing. The house is extremely light and airy throughout and offers spacious and well appointed accommodation throughout.

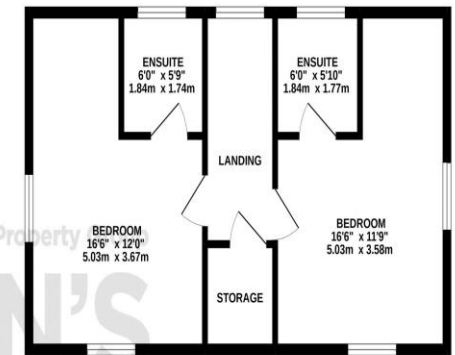
There is a separate garage with new electric door and independent rear access. There is ample garden, a great patio area, a wonderful summerhouse and large shed. To the front of the property there is parking for several cars and mature shrubs. The property benefits from gas central heating and is double glazed throughout. There are wonderful rural and sea views from the property and close to all amenities.

This property is stunning throughout and really warrants closer inspection, dormer bungalows that offer this level of specification and that offers 3 bathrooms along with a ground floor bedroom rarely come to market and we have no doubts that this one won't sit for long.

GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 8420

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

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