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Estate Agents



12 Mount Pleasant Avenue

Marske-By-The-Sea, TS11 7BW

Offers Around £265,000



A three-bedroom semi-detached home offering an exciting opportunity to create a wonderful family residence in one of Marske-by-the-Sea's most sought-after locations.



Situated on the highly regarded Mount Pleasant Avenue, this spacious three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create a home tailored entirely to their own tastes. Offering generous accommodation throughout, a substantial rear garden and a location that continues to be one of Marske's most desirable, this property is full of potential.

The accommodation begins with a welcoming entrance hall leading to a bright and spacious living room, complemented by a separate dining room. Beyond this is a useful breakfast room, creating an additional everyday living space, together with a pantry that houses a modern combi boiler installed approximately 13 months ago. To the rear of the property is the kitchen, along with a convenient ground-floor W/C and a useful storage cupboard.

To the first floor are three well-proportioned bedrooms, two of which are particularly generous in size and benefit from fitted wardrobes, providing excellent built-in storage. The family bathroom is situated to the rear of the property and completes the internal accommodation.

While the property would benefit from updating internally, it provides an exceptional opportunity for its next owners to enhance and personalise every aspect to suit modern family living. The spacious layout, generous room sizes and established setting provide the perfect foundation for a truly outstanding home.

Externally, the property enjoys a generous rear garden which offers enormous scope for landscaping and improvement. Whether you envision a large lawn, colourful planting, raised seating areas or an outdoor entertaining space, there is ample room to create a beautiful garden that can be enjoyed for years to come.

Mount Pleasant Avenue has long been regarded as one of Marske-by-the-Sea's most sought-after residential roads, popular with families thanks to its established surroundings, spacious homes and excellent convenience. A wide range of local amenities are within easy reach, including well-regarded primary and secondary schools, supermarkets, independent shops, cafés, healthcare facilities and regular bus services. Marske railway station is also nearby, providing direct links to Saltburn, Redcar and Middlesbrough.

Marske-by-the-Sea is a thriving village that successfully combines everyday convenience with the relaxed atmosphere of seaside living. Steeped in history dating back to medieval times, the village has grown into one of the North East's most desirable places to live, offering miles of sandy beach, coastal walks and a welcoming community. The neighbouring Victorian resort of Saltburn-by-the-Sea is just a short drive away, while the spectacular North York Moors National Park lies within easy reach for those who enjoy walking, cycling and the great outdoors.

Offering generous accommodation, a sizeable plot and outstanding potential in an enviable location, this is a fantastic opportunity to create a superb family home that can be enjoyed for many years to come.

Tenure: Freehold.

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

EPC Rating: E-Rating.

Entrance Vestibule 8'2" x 3'10" (2.50m x 1.17m)
Timber-frame glazed windows with door opening to the Hall.

Hall 16'2" x 6'10" (max) (4.94m x 2.10m (max))
UPVC double glazed door with stained glass side panels to the front aspect. Carpeted. Stairs to the first floor. Under-stairs storage cupboard. Radiator.

Living Room 12'4" x 11'10" (3.77m x 3.63m)
Timber frame double glazed bow window to the front aspect incorporating the traditional stained glass windows above. Radiator.

Dining Room 12'9" x 11'3" (3.91m x 3.44m)
Timber-frame double glazed window to the rear aspect. Gas fire. Carpeted. Radiator.

Breakfast Room 8'3" x 6'10" (2.53m x 2.10m)
Carpeted. Radiator. Window to the side aspect. Pantry with wall-mounted combi-boiler installed approximately 13 months ago. Access to the Kitchen.

Kitchen 9'4" x 9'10" (max) (2.86m x 3.02m (max))
L-Shaped kitchen. A range of base units with laminate worktops incorporating stainless steel sink with single drainer & breakfast bar. Space for freestanding cooker. Plumbing for washing machine. UPVC double glazed windows to the side & rear aspects. Radiator. Storage cupboard. Access to Ground-Floor W/C. Wooden door opening to the Rear Elevation.

Ground-Floor W/C 3'6" x 3'6" (1.08m x 1.07m)
Low-level W/C. Window to the side aspect.

First Floor

Landing
Carpeted. Window to the side aspect.

Bedroom One 11'11" x 11'3" (3.64m x 3.43m)
Fitted wardrobes in the chimney alcoves. Carpeted. Timber-frame double glazed bow window to the front aspect. Radiator.

Bedroom Two 12'9" x 11'3" (3.91m x 3.43m)
Fitted wardrobes in the chimney alcoves. Window to the rear aspect. Radiator.

Bedroom Three 6'11" x 6'8" (2.13m x 2.04m)
UPVC double glazed corner window to the front & side aspects. Carpeted. Radiator.

Family Bathroom 8'3" x 6'10" (2.53m x 2.10m)
Panel bath. Hand basin. Low-level W/C. Storage cupboard. 2x windows to the side aspect. Part-tiled walls. Carpeted.

External

Front Elevation
Driveway extending to the Rear Elevation offering parking for up to 3x cars. Mature planting & greenery. Open access to the Rear Elevation.

Rear Elevation
Enjoying a good degree of privacy and filled with established trees, shrubs and mature planting, creating a peaceful outdoor setting. Offering excellent potential for landscaping and enhancement, it provides a wonderful opportunity to create a beautiful family garden tailored to your own tastes.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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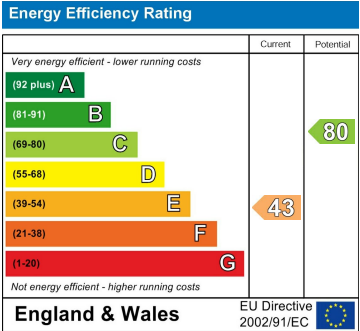
Area Map



Floor Plans



Energy Efficiency Graph



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