



## 12 Bath Street

Saltburn-By-The-Sea, TS12 1BJ

**£335,000**



This charming house on Bath Street offers a delightful blend of modern comfort and classic elegance. Built in 1900, the property has been meticulously maintained and is stunningly presented throughout, showcasing high-quality fixtures and fittings that enhance its appeal.

Spanning an impressive 1,367 square feet, this home features three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space with built in wardrobes.

One of the standout features of this property is its brilliant location. Situated in the centre of Saltburn, residents will find themselves just a stone's throw away from a variety of shops, doctors, restaurants, and bars. The convenience of the nearby train station further enhances accessibility, making it easy to explore the surrounding areas.

The property also boasts built-in storage throughout, ensuring that every inch of space is utilised efficiently. Step outside to discover a south-facing rear courtyard, complete with charming beach huts, offering a perfect spot for enjoying sunny days or hosting gatherings with friends and family.



Tenure: Freehold

Council Tax: Redcar & Cleveland, Band C.

EPC Rating: TBC

#### Entrance Hallway

Separate Entrance Porch with original Victorian tiles, leading to the Entrance Hallway.  
Mosaic tiled flooring throughout.  
Staircase rising to the first floor.

**Living Room 16'4" x 12'0" (4.98 x 3.66)**  
Double glazed bay window to the front aspect.  
Multi-fuel stove with a tiled hearth.  
Karndean flooring.

**Dining Room 12'8" x 10'6" (3.88 x 3.21)**  
An open fireplace with a tiled back and hearth.  
Double doors opening to the conservatory.

**Kitchen/Breakfast room 23'4" x 8'3" (7.12 x 2.52)**

Double glazed window to the rear aspect.  
A selection of modern wall and base units with laminated roll top work surfaces and a matching breakfast bar.  
Integrated appliances including a double oven, a five burner gas hob and overhead extractor hood, dishwasher, fridge and a freezer.  
Composite sink with mixer tap.  
Open-plan to a sitting area with storage shelving.  
Under-stair storage cupboard.  
Wall mounted, vertical radiator.  
Tiled splashbacks.  
Karndean flooring.  
Open archway to the Conservatory.  
uPVC door to the rear courtyard.

**Conservatory 12'9" x 6'6" (3.90 x 2.0)**

Double glazed throughout.  
Wall mounted vertical radiator.  
Karndean flooring.  
Double doors to the Dining Room.  
uPVC double doors, opening to the rear courtyard.

**First Floor Landing**  
Velux window allowing in plenty of natural light.

**Family Bathroom 3'11" x 9'6" (1.20 x 2.9)**

Double glazed, frosted window to the side aspect.  
A modern, white bathroom suite comprising of a L-shaped, panelled bath with glass screen and shower over and a wash hand basin, inset into a vanity unit.  
Fully tiled walls.  
Karndean flooring.  
Wall mounted, illuminated mirror with hand gestures.

**Separate WC**

Double glazed, frosted window to the side aspect.  
Fully tiled walls.  
Low level WC.

**Bedroom One 14'8" x 14'6" (4.48 x 4.42)**

Two double glazed windows to the front aspect with window shutters.  
Built in wardrobes.

**Bedroom Two 9'2" x 12'5" (2.81 x 3.79)**

Double glazed window to the rear aspect.  
Built in wardrobes, one housing the Baxi combination boiler.

**Bedroom Three 9'3" x 6'5" (2.84 x 1.96)**

Double glazed window to the rear aspect.  
Built in storage cupboards with shelving.

#### External

To the front of the property is a garden with a selection of mature shrubs and bushes.

The private, enclosed courtyard to the rear is a real sun-trap in warmer months and includes beach hut storage sheds and a water supply.

#### 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.

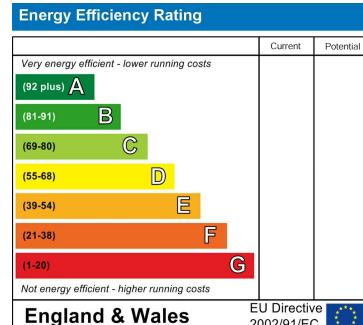
## Area Map



## Floor Plans



## Energy Efficiency Graph



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