

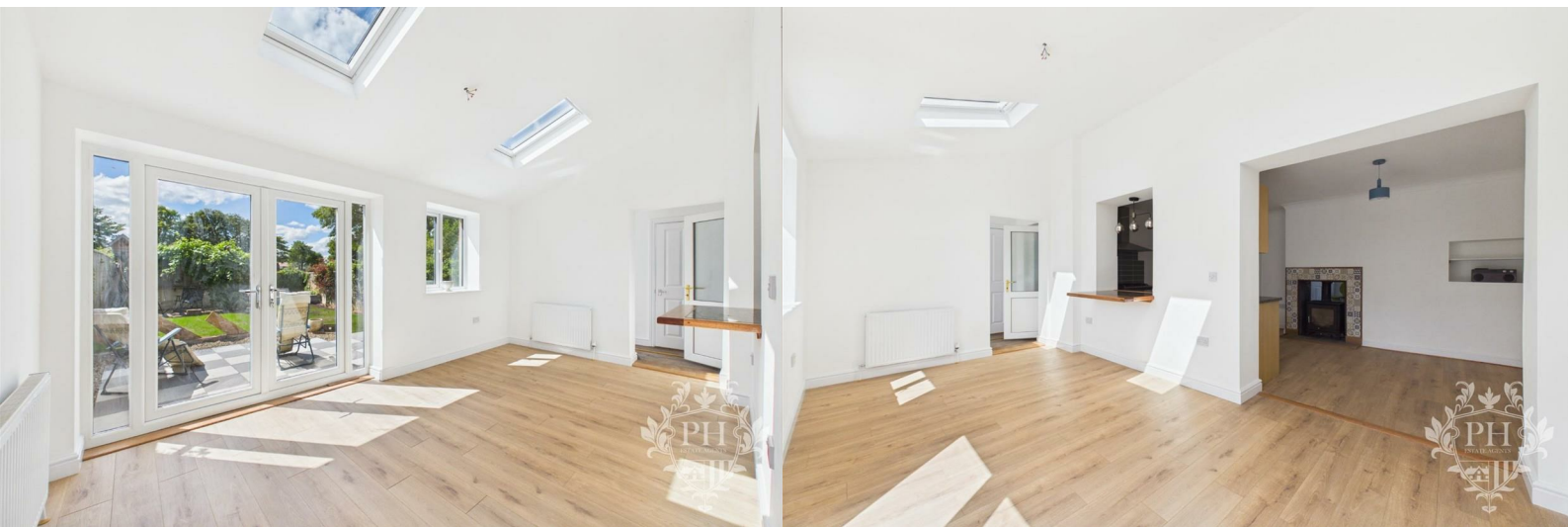


22 Woodrow Avenue

, Saltburn-By-The-Sea, TS12 1NN

£219,950

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PORCH

3'4" x 6'1" (1.02m x 1.85m)

Entering through a stylish white composite front door, you are welcomed into a practical entrance porch, surrounded by UPVC double-glazed windows that allow an abundance of natural light to fill the space. This useful area provides the perfect place for storing coats, shoes, and everyday outdoorwear before continuing into the home. A further UPVC double-glazed door leads into a bright and inviting entrance hallway, creating an excellent first impression and providing access to the principal ground floor accommodation.

HALLWAY

11'2" x 5'11" (3.40m x 1.80m)

The welcoming entrance hallway has been tastefully presented with freshly painted white walls and contemporary laminate flooring, creating a bright, modern, and neutral space. Offering access to the reception room, kitchen, and first-floor accommodation, the hallway provides a practical and well-connected layout while setting the tone for the stylish interiors found throughout the home.

RECEPTION ROOM

11'0" x 12'5" (3.35m x 3.78m)

Positioned to the front aspect of the property, the reception room is a bright and inviting living space, offering ample room to accommodate a two-piece suite alongside additional freestanding furniture and storage units. A large UPVC double-glazed bay window allows an abundance of natural light to flood the room, enhancing its warm and welcoming atmosphere. A charming log burner creates an attractive focal point, perfect for cosy evenings, while built-in shelving provides both practical storage and display space. The room is further complemented by a radiator, making it a comfortable and versatile area for everyday living and entertaining.

KITCHEN

9'2" x 18'11" (2.79m x 5.77m)

The spacious kitchen is thoughtfully designed to combine practicality with character, featuring an extensive range of wood-effect wall, base, and drawer units complemented by stylish chrome handles and elegant marble-effect work surfaces. Integrated appliances include an electric oven with a gas hob and extractor hood above, while the contemporary brick-effect tiled splashback and modern laminate flooring complete the room's attractive finish. A charming log burner provides a striking focal point, adding warmth and character to the space.

Offering ample room for a large family dining table, the kitchen is perfectly suited to both everyday living and entertaining. An open serving hatch creates a seamless connection to the rear extension, enhancing the sense of space and natural light, while direct access into the extension allows for an excellent flow between the living areas.

DINING/ SECOND RECEPTION ROOM

8'9" x 17'4" (2.67m x 5.28m)

The impressive rear extension provides a bright and versatile living space, making it an ideal second reception room or family room. Generously proportioned, it comfortably accommodates a three-piece suite alongside additional freestanding furniture and storage units, offering the perfect setting for both relaxing and entertaining. Two skylight windows, together with a UPVC double-glazed window and French doors, flood the room with natural light, creating a bright and airy atmosphere throughout. The French doors open directly onto the newly laid patio area, providing a seamless connection between the indoor and outdoor living spaces. From here, there is convenient access to the kitchen, rear hallway, and rear garden, enhancing the property's practical and free-flowing layout.

REAR HALLWAY

8'4" x 4'0" (2.54m x 1.22m)

The rear hallway is well presented with freshly painted white walls and contemporary laminate flooring, creating a bright and practical transition space. From here, there is access to the reception/dining room, a useful storage room, the integral garage, and a UPVC double-glazed door leading directly into the rear garden, providing convenient access to the outdoor space.

VERSATILE ROOM

8'6" x 5'0" (2.59m x 1.52m)

Located off the rear hallway, this versatile ground floor room offers a range of potential uses, including an additional bedroom, home office, or hobby room. The space comfortably accommodates a single bed along with limited storage furniture, making it a practical and adaptable addition to the property. The room benefits from freshly painted white walls, contemporary laminate flooring, a UPVC double-glazed window allowing natural light to enter, and a radiator providing warmth and comfort throughout the year.

LANDING

8'7" x 6'3" (2.62m x 1.91m)

The first-floor landing provides access to the property's three well-proportioned bedrooms, the family bathroom, and the loft space. Beautifully presented with freshly painted white walls and newly fitted grey carpeting, the landing offers a bright, fresh, and contemporary feel. A UPVC double-glazed window to the side elevation allows natural light to flood the space, creating a light and airy transition between the first-floor rooms.

BEDROOM ONE

10'11" x 9'9" (3.33m x 2.97m)

Positioned to the front aspect of the property, the principal bedroom is a spacious and well-proportioned double room, comfortably accommodating a double bed along with a range of larger freestanding bedroom furniture. The room is tastefully presented with freshly painted white walls, creating a bright and neutral setting ready for a new owner to personalise. Further

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benefits include built-in wardrobes, providing excellent storage, a UPVC double-glazed window allowing plenty of natural light to fill the room, and a radiator for year-round comfort.

BEDROOM TWO

9'0" x 10'9" (2.74m x 3.28m)

Situated to the rear aspect of the property, the second bedroom is another generously proportioned double room, offering ample space for a double bed together with a range of larger freestanding bedroom furniture, including wardrobes and drawer units. The room enjoys a pleasant rear outlook through a UPVC double-glazed window, allowing plenty of natural light to create a bright and comfortable atmosphere, while a radiator ensures warmth throughout the year. This versatile room is ideal as a guest bedroom, children's room, or additional principal bedroom.

BEDROOM THREE

7'6" x 8'10" (2.29m x 2.69m)

Positioned to the front aspect of the property, the third bedroom is a well-proportioned and versatile room, offering space for a single bed together with additional bedroom furniture and selected larger storage units. A built-in storage cupboard provides a practical solution for keeping the room organised, while a UPVC double-glazed window allows plenty of natural light to brighten the space. Completing the room is a radiator, ensuring comfort throughout the year. This adaptable room is equally suited as a child's bedroom, nursery, home office, or dressing room.

FAMILY BATHROOM

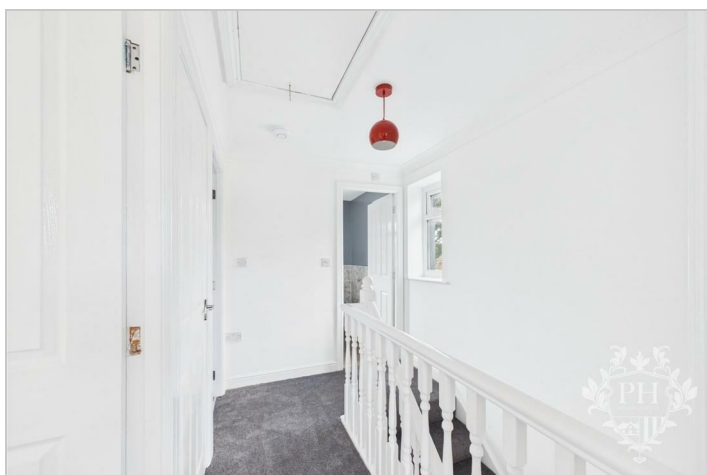
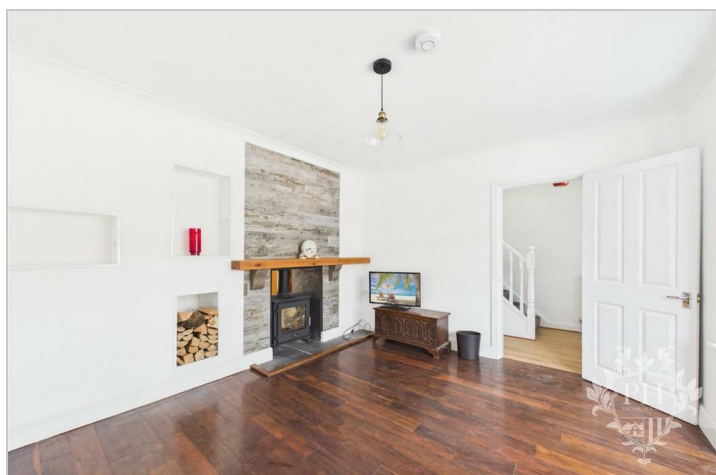
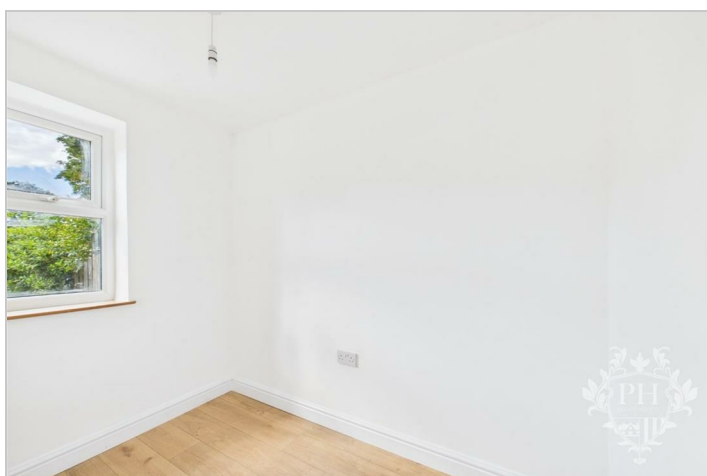
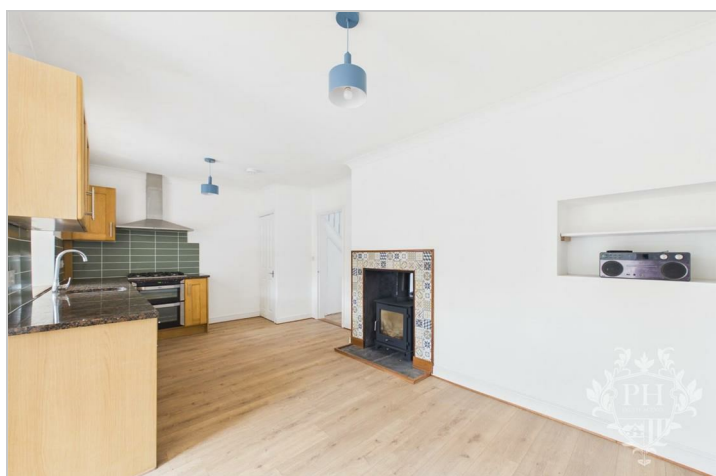
5'8" x 7'10" (1.73m x 2.39m)

The family bathroom is fitted with a well-appointed three-piece suite, comprising an S-shaped panelled bath with a curved glazed shower screen and an electric shower overhead, together with a wash hand basin and a low-level WC. The room is finished with partially tiled walls and contemporary laminate flooring, creating a practical and easy-to-maintain space. Two frosted UPVC double-glazed windows allow plenty of natural light while maintaining privacy, and a radiator provides warmth and comfort, completing this bright and functional family bathroom.

EXTERNAL

Externally, the property enjoys an attractive front garden enclosed by a dwarf wall, together with a driveway providing convenient off-street parking and access to the attached garage. To the rear, the enclosed garden has been thoughtfully designed to create an excellent outdoor entertaining space, featuring a newly laid patio, a well-maintained lawn, and a superb outdoor bar, perfect for hosting family and friends during the warmer months.

Backing onto open surroundings with no properties directly overlooking the rear, the garden offers a good degree of privacy and a peaceful setting to relax and unwind. Ideally situated, the property is within easy walking or driving distance of a range of local amenities, well-regarded schools, and transport links, while the vibrant coastal town centre of Saltburn is just a short drive away, offering an excellent selection of independent shops, cafés, restaurants, and the picturesque seafront.



Road Map



Hybrid Map



Terrain Map



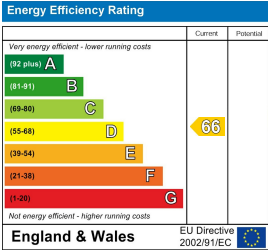
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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