

MONTROSE STREET, SALTBURN-BY-THE-SEA, TS12 1LH



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Popular Residential Area of Saltburn
- ▲ Neutral Decoration Throughout
- ▲ Light & Bright 14ft Dining Room
- ▲ Minutes to the Bustling Town
- ▲ On Street Parking
- ▲ South Facing Courtyard Style Garden

£220,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Located in the ever popular Saltburn-by-the-Sea, this spacious bay fronted terraced home ticks plenty of boxes. Light and bright throughout with crisp white walls the property is a real blank canvas. The south facing 14ft dining room is showered with natural light with open access to the kitchen. Within minutes of the town, excellent transport links, schooling and stunning coastline. Early viewing is essential to fully appreciate this lovely property.

GROUND FLOOR

HALL - 0.87m x 4.22m (2'10" x 13'10")

Part glazed original style entrance door with decorative stained glass, wide plank oak laminate flooring, radiator, original panelled doors to the living room and dining room and staircase to the first floor.

LIVING ROOM - 3.29m (10'10") x 3.24m (10'8") increasing to 4.11m (13'6") into the bay

A nicely presented bay windowed room with feature cast iron fireplace with tiled hearth, radiator, oak laminate flooring and characterful stained glass panelled bay window.

DINING ROOM - 4.30m x 3.73m (14'1" x 12'3")

A lovely light filled room with crisp white walls and wide plank oak laminate flooring flows through from the hall, original style storage cupboard and further spacious under the stairs storage cupboard, original style window overlooks the sunny courtyard garden and opens through to the kitchen.

KITCHEN - 1.65m x 3.51m (5'5" x 11'6")

A shaker style fitted kitchen with butcher block laminated worktops and stainless steel sink, space for freestanding gas cooker, extractor hood, plumbing for washing machine, Victorian style vinyl flooring, spotlight lighting, a cupboard houses the Baxi 800 combi boiler with filter system, wood framed window and part glazed door to the courtyard garden.

FIRST FLOOR

LANDING - 1.75m x 1.75m (5'9" x 5'9")

With original panelled doors to all rooms and access to the loft space.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



MONTROSE STREET, TS12 1LH

BEDROOM ONE - 4.35m x 4.26m (14'3" x 14')

A generous room with neutral decoration including carpet, original cast iron fireplace, radiator and stained glass window.

BEDROOM TWO - 2.47m x 3.76m (8'1" x 12'4")

A well-presented light and bright double room with neutral décor, radiator and stained glass window overlooks the sunny courtyard garden.

BATHROOM - 1.65m x 2.84m (5'5" x 9'4")

A traditional style white suite with over bath thermostatic shower unit, part tiled walls, Victorian style vinyl flooring, radiator, shelved storage cupboard and original style wood framed window.

EXTERNALLY

The front of the property benefits from a paved frontage with border planting and privet hedging. To the rear there is a south facing courtyard style garden, a real suntrap with gated access to the rear of the property.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/RED250342/14042025

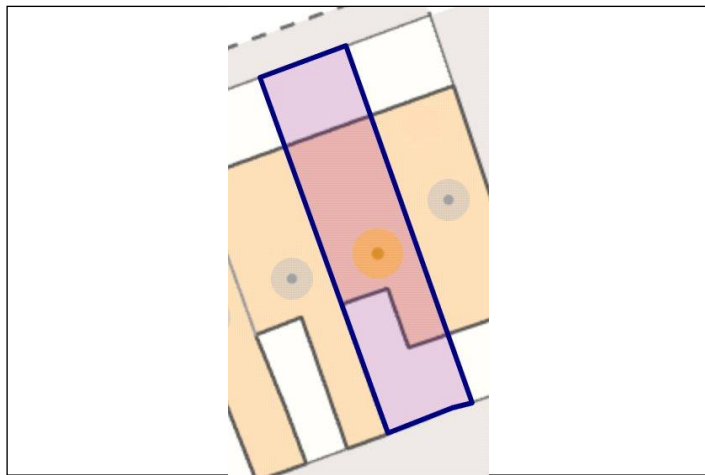
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**



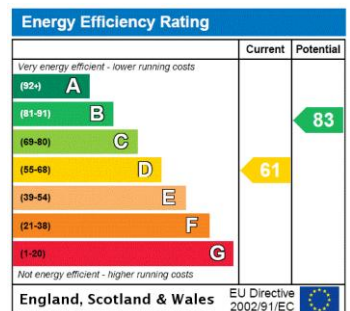
MONTROSE STREET, TS12 1LH





Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Measure ©2020

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Redcar Office on Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG