

PRINCES ROAD, SALTBURN-BY-THE-SEA, TS12 1LJ



- ▲ Semi Detached Property
- ▲ Three Double Bedrooms
- ▲ Three Floors
- ▲ Move In Ready Family Home
- ▲ Stunning Quartz Topped Kitchen Diner

- ▲ Cosy Living Room
- ▲ Re-Wired & Re-Plastered Throughout
- ▲ Neutral Decoration
- ▲ 27ft Basement/Garage/Utility Space

Offers Over £299,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Located in a sought after residential area within Saltburn-by-the-Sea, this spacious property benefits from refurbishment and updating throughout including a lovely Quartz topped kitchen diner. Spread over three floors, this family home offers masses of space and potential for future development subject to planning. Brilliant for Saltburn's amenities, schooling, and transport links. Early viewing is essential to fully appreciate this excellent property.

GROUND FLOOR

HALL - 1.14m (3'9") increasing to 2.29m (7'6") x 6.5m (21'4")

Part glazed UPVC entrance door to a light and bright hall with LVT flooring, radiator, and staircase to the first floor and basement.

LIVING ROOM - 3.66m (12') x 3.66m (12') increasing to 4.37m (14'4") into the bay

A lovely bay windowed room with feature wall and grey carpet, recently installed wood burning stove with slate hearth and washed oak mantel, radiator, and UPVC window.

KITCHEN DINER - 3.3m x 3m (10'10" x 9'10")

A recently supplied and fitted Wren kitchen with Quartz worktops and upstands, soft closing doors, integrated Bosch appliances include an electric oven, induction hob with extractor hood, and fridge freezer. Brushed stainless steel sockets and switches, twin UPVC windows, and LVT flooring flows through from the hall.

BEDROOM TWO - 3.38m x 3.35m (11'1" x 11')

With neutral décor including carpet, radiator and UPVC window.

BEDROOM THREE - 2.54m x 2.7m (8'4" x 8'10")

A nicely presented double room with feature wall, neutral carpet, radiator and UPVC window.

FIRST FLOOR

BEDROOM ONE - 3.58m (11'9") reducing to 2.74m (9') x 4.65m (15'3") reducing to 2.77m (9'1")

A generous double room with tasteful decoration, neutral carpet, eaves storage cupboards and UPVC window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



PRINCES ROAD, TS12 1LJ

BATHROOM - 2.44m (8') reducing to 2.18m (7'2") x 2.77m (9'1")

White suite with separate thermostatic shower unit, extractor fan, fully tiled walls, downlighters, storage cupboard, radiator, vinyl flooring and UPVC window.

BASEMENT

GARAGE/UTILITY - 8.23m x 6.35m (27' x 20'10")

A fantastic versatile space with huge scope for development, currently used for storage and workshop space with plumbing for washing machine, shelved and cupboard storage, remote roller door, side shuttered UPVC door and window and staircase leading to the hall.

EXTERNALLY

GARDENS & PARKING

The front of the property benefits from evergreen planting, stone pathway and gravelled borders. Gated access leads to the rear garden which is a real suntrap with low maintenance in mind, raised border planting, summerhouse, and gated access to allow vehicle access with a covered driveway area.

AGENTS REF: - CF/LS/RED240034/17012024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

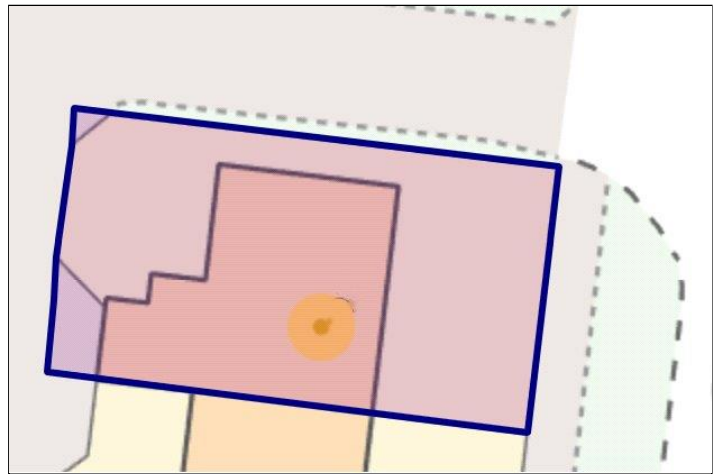
Tel: **01642 285041**



PRINCES ROAD, TS12 1LJ

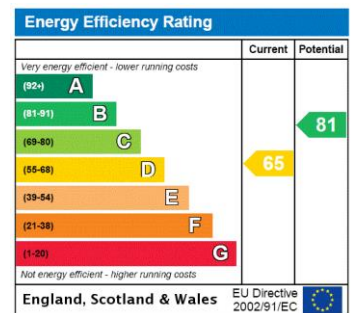


PRINCES ROAD, TS12 1LJ





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