

## BRISTOL AVENUE, SALTBURN-BY-THE-SEA, TS12 1BW



- ▲ End Terraced Property
- ▲ Three Bedrooms
- ▲ En-Suite
- ▲ Excellent Central Position
- ▲ A Fantastic Spacious Family Home

- ▲ 24ft Kitchen Diner
- ▲ Ground Floor WC
- ▲ Garage
- ▲ Courtyard Style Rear Garden

**Offers Over £279,950**

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A fantastic characterful period property within minutes of Saltburn's bustling centre with brilliant family size rooms throughout, many original features and upgraded modern style kitchen diner with separate utility/WC. Externally the property also boasts a replacement roof, neat front garden, and rear courtyard style garden complete with garage. Early viewing is essential to fully appreciate this family home.

**GROUND FLOOR**

**HALL - 2.03m x 5.28m (6'8" x 17'4")**

Original stained glass front door to a spacious hall with Bamboo flooring, under stairs storage area, and original panelled doors to the living room, dining room and kitchen diner.

**LIVING ROOM - 4.42m (14'6") x 4.01m (13'2") increasing to 4.88m (16') into the bay**

A nicely presented bay windowed room with wood fire surround and wood burning stove with tiled hearth, flooring flows through from the hall, radiator and UPVC window.

**DINING ROOM - 3.6m (11'10") x 4.5m (14'9") increasing to 5.2m (17'1") into the bay**

A generous bay windowed room with original wood fire surround and tiled open fireplace, Bamboo flooring, radiator, and original stained glass bay window overlooking the rear garden.

**KITCHEN DINER - 2.82m (9'3") reducing to 1.88m (6'2") x 6.4m (21') reducing to 3.2m (10'6")**

A light filled room with a high gloss fitted kitchen with square edge worktops and soft closing doors, integrated fridge freezer, freestanding dual fuel range cooker with five ring gas hob and grey metro tiled splashback, integrated microwave, Bamboo flooring, original stained window, further UPVC window and door to the rear garden, Velux roof window and original panelled door to the utility/WC.

**UTILITY/WC - 1.9m x 0.66m (6'3" x 2'2")**

With plumbing for washing machine, fully UPVC clad walls, shelved storage and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## FIRST FLOOR

### **LANDING - 2.8m (9'2") reducing to 0.79m (2'7") x 3.89m (12'9") reducing to 2.57m (8'5")**

With matching panelled doors to all rooms including a walk-in storage area and a lovely original stained window.

### **WALK-IN STORAGE AREA - 3.66m x 0.97m (12' x 3'2")**

### **BEDROOM ONE - 3.58m (11'9") reducing to 3.28m (10'9") x 3.43m (11'3") increasing to 4.14m (13'7") into the bay**

With neutral decoration, original fireplace, original stained glass bay window overlooking the rear garden, radiator, and panelled door to the en-suite.

### **EN-SUITE - 0.81m x 1.88m (2'8" x 6'2")**

White suite with electric shower unit, extractor fan, fully UPVC clad walls and ceiling with downlighters, vinyl flooring, chrome ladder radiator, and UPVC window.

### **BEDROOM TWO - 3.66m (12') x 4m (13'1") increasing to 4.9m (16'1") into the bay**

A nicely presented bay windowed room with neutral decoration, feature wall, radiator, original tiled fireplace, and stained glass windows.

### **BEDROOM THREE - 2.8m x 2.64m (9'2" x 8'8")**

Currently used as a home office with bespoke fitted storage units and desk area, radiator, and stained glass window.

### **BATHROOM - 1.93m x 3.23m (6'4" x 10'7")**

A traditional white suite with separate quadrant thermostatic shower, extractor fan, part tiled walls, vinyl flooring, chrome downlighters, and UPVC window. A storage cupboard houses the Main combi boiler.

## EXTERNALLY

**GARDENS** - A well kept frontage with paving and border planting. The rear garden is fully paved with raised planters, outdoor tap and access to the garage and rear of the property.

### **GARAGE - 2.64m x 4.8m (8'8" x 15'9")**

A brick built garage with power and light, double door access and handy side access door. Possible conversion to a studio or workshop space.

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/RED240364/22042024

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

**TO VIEW:** Contact our Redcar office on

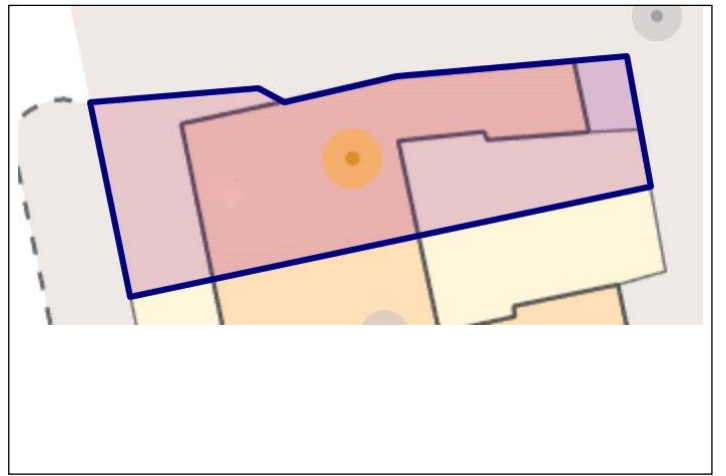
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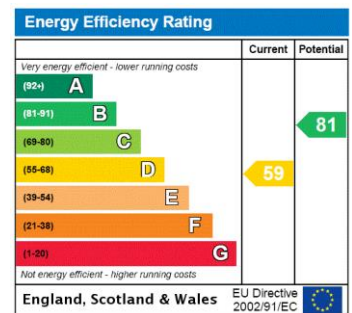


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