



1 Windsor Road

Saltburn-By-The-Sea, TS12
1AT

£410,000

Energy Rating : E



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Description

The potential is there to unlock on this imposing double fronted period property with substantial accommodation arranged over three levels in the highly sought after coastal town of Saltburn. Property such as this rarely become available for sale where you can go in and put your own mark on it. Potential means options & the opportunity awaits to create a wonderful family home (as it has been for the current owner over many years) or as a investment/business opportunity or possible conversion to holiday lets (subject to the necessary permissions and consents). The property also incorporates a small commercial unit (formerly the Surf Shop) which could generate an element of passive income. Much larger than its outward appearance would have you believe, the interior boasts many original features, gas central heating, sash windows (some with hardwood sealed unit double glazed units), a bay fronted lounge with a gas stove, fitted kitchen with a built-in double oven & hob, a cluster of rooms suitable for an annexe for those with dependent relatives, i.e a living room with a connecting door to a bedroom and ensuite wetroom. To the first floor there are four bedrooms (three of which are en-suite) with a further three bedrooms on the second floor - they do need some remedial work but the space is there to develop. Outside there is a small forecourt and a rear courtyard garden which offers a low maintenance office. Parking is in the street. The property is within close walking distance of the town centre with its wide range of individual shops, cafes, bars and restaurants, library, the church with its theatre group, bus and train services. The Valley Gardens, promenade, beach with the only remaining Victorian pier in the country are all there to enjoy. There are also good road links to the A174, A19 and A66. An internal viewing is required to fully appreciate the space on offer and the options it provides. It is also a chain free sale with immediate vacant possession upon completion.

Accommodation

Entrance Vestibule 5' 3" x 4' 4" (1.61m x 1.31m)

Moulded coved ceiling and a dado rail. Connecting door to:-

Hallway 18' 6" x 3' 10" (5.64m x 1.18m)

Staircase off to the first floor, moulded coved ceiling and a built in cupboard.

Living Room 17' 2" x 13' 5" (5.24m x 4.09m)

Sash bay window to the front elevation with wood panel surrounds. Two double radiators, ornate fire place with a cast iron in lay and tiled hearth with an open fire. Picture rail and a moulded coved ceiling.

Kitchen 13' 3" x 9' 5" (4.05m x 2.86m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Built in five ring gas hob and a fan assisted double electric oven with a chrome and glass extractor hood over. Two display cabinets, plumbing for a washing machine and dishwasher, one and a half inset stainless steel drainer and unit with mixer tap and a radiator. Original built in cupboards to the alcoves and two sash windows.

Second Lounge 12' 0" x 14' 7" (3.66m x 4.45m)

Front aspect sash bay window, wall mounted log effect gas fire, double radiator and a moulded coved ceiling. Connecting door to:-

Bedroom 8/Snug 10' 1" x 8' 3" (3.08m x 2.51m)

Double doors to the rear courtyard garden and a wall mounted gas combination boiler. Please note this room could be utilised as required. Connecting door to:-

Wet Room

White low flush wc, wash hand basin with vanity cupboards below, electric shower a non slip floor and part tiled walls.

First Floor

Landing

Bedroom 1 14' 1" x 12' 4" (4.28m x 3.77m)

Hard wood sealed unit double glazed sash window, coved ceiling and a double radiator.

En-Suite

White low flush wc and pedestal wash hand basin. Walk in shower with an electric shower/curtain/rail. Part tiled walls.

Bedroom 2 16' 9" x 9' 3" (5.10m x 2.82m)

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Two hard wood sealed unit double glazed sash windows and a double radiator.

En-Suite

White low flush wc and a pedestal wash hand basin. Walk in shower with an electric shower/curtain/rail.

Bedroom 3 13' 10" x 13' 6" (4.21m x 4.12m)

Two hard wood sealed unit double glazed windows and a double radiator.

En-Suite

White low flush wc and pedestal wash hand basin. Walk in shower with an electric shower/curtain/rail. Shaver point.

Bedroom 4 12' 2" x 8' 10" (3.71m x 2.7m)

Hard wood sealed unit double glazed sash window. Radiator.

Bathroom 9' 6" x 8' 6" (2.89m x 2.59m)

White suite comprising of a low flush wc, wash hand basin and a panel bath with a chrome effect shower attachment to the bath taps. Radiator, tiled walls and a hard wood sealed unit double glazed sash window.

Second Floor

Split Landing

Double glazed velux roof window and an exposed beam.

Bedroom 5 18' 1" x 10' 8" (5.50m x 3.25m)

Hardwood sealed unit double glazed sash window and built in wardrobes with sliding mirrored doors to one wall. Sloping ceiling.

Bedroom 6 15' 7" x 14' 0" (4.75m x 4.27m)

Sloping ceiling and a hard wood sealed unit double glazed sash window.

Bedroom 7 13' 9" x 8' 10" (4.18m x 2.68m)

Exposed beams, sloping ceiling and a double glazed velux roof window.

Externally

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

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Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D.
- the average energy score is 60.

Viewing Arrangements

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Email: guisborough@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.