



3 Sycamore Avenue

Saltburn-By-The-Sea, TS12
1PF

£245,000

Energy Rating : D



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Description

With the ground floor of this Three Bedroom Semi-Detached House expanded by the way of a single storey extension, the property is much larger than its outward appearance would have you believe - ideal for couples and families alike. Situated towards the perimeter of this highly popular Victorian town, this well presented home is well placed for access to the Leisure Centre, lovely coastal and woodland walks, supermarket shopping, bus/train services, great places to eat and drink and road links to the business areas of Teesside. Notable features include gas central heating, uPVC double glazing and the heart of the home, a semi-open plan ground floor with a welcoming lounge with dining area and new in May 2024, a very smart and high quality fitted breakfast kitchen featuring solid quartz tops, a matching fitted dining table with chairs and a host of integrated appliances by NEFF (two built-in ovens, induction hob, dishwasher, undercounter fridge and undercounter freezer). To the first floor there is a contemporary styled shower room/w.c newly fitted in January 2024. Outside there are gardens to the front and rear, a driveway and an attached single brick garage. Competitively priced, interest is expected to be high so an early viewing is recommended so call us now to book your appointment.

Accommodation

Porch Entrance 6' 6" x 3' 10" (1.98m x 1.17m)

Upvc double glazed entrance door with an adjacent window.

Living Room 22' 3" x 14' 10" (6.78m x 4.52m)

(Reducing to 11' 11" x 9' 3") Staircase off to the first floor, front aspect upvc double glazed window, upvc double glazed rear patio doors. Two double radiators and a wall mounted electric fire.

Dining Area 8' 8" x 8' 3" (2.64m x 2.51m)

Upvc double glazed window, contemporary styled radiator, fitted table with a quartz worktop to match with the fitted kitchen with seating and base cupboards below. Understairs cupboard.

Fitted Kitchen 15' 2" x 7' 7" (4.62m x 2.31m)

Newly fitted in 2024 with a high quality range of comprehensive wall and base units with cupboards, drawers, peninsula and solid wood worktops. Appliances by Nef, the integrated goods comprise of an induction hob, contemporary styled extractor hood, two separate fan assisted built in electric ovens (working manually or by wifi). Dishwasher, pop up electrical socket unit with USB charging points. Single sink unit with a mixer tap, LED downlighting and a skirting radiator. Dual aspect upvc double glazed windows and access door. Personal door into the garage.

First Floor

Landing

Upvc double glazed window and access to the loft space.

Bedroom 1 10' 11" x 9' 2" (3.32m x 2.79m)

Front aspect upvc double glazed window and double radiator.

Bedroom 2 11' 2" x 10' 9" (3.40m x 3.27m)

Rear aspect upvc double glazed window and radiator.

Bedroom 3 8' 0" x 7' 7" (2.44m x 2.31m)

Front aspect upvc double glazed window, radiator and a raised fitted single divan.

Contemporary Styled Shower Room 6' 11" x 5' 9" (2.11m x 1.75m)

White suite comprising of a full length shower enclosure with a mixer shower and additional drench shower head. Low flush wc with a hidden cistern and wash hand basin with vanity cupboards below. Tiled floor and walls. Extractor unit.

Externally

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Gardens

There is a front lawned garden set behind a sandstone brick boundary wall. The enclosed rear garden is over two levels with a patio area, lawn, established borders and a barbeque area.

Driveway

A driveway provides off road parking and gives access to the attached single brick garage.

Single Brick Attached Garage

Electric roller door, power/electric light and plumbing for washing machine.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Energy rating and score

This property's energy rating is D. 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

Tel: 01287 630733

Email: redcar@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

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.