



4 The Green

**Saltburn-By-The-Sea, TS12
1NF**

£280,000

Energy Rating :



4 The Green

Description

Positioned within a highly popular development towards the outskirts of this sought after coastal town, an impressive Three Bedroom Semi-Detached House that has undergone an extensive programme of carefully considered remodelling and upgrading to an exceptionally high standard over the last four years by the current owner.

The stylish interior features gas central heating with a new combination boiler fitted 2 years ago, oak internal doors, a rewire, renewal of the flat roofs on the dormers, solar panels to aid energy efficiency, a well planned and high quality dining kitchen by 'Wren' with a host of integrated appliances (5 ring gas hob, fridge/freezer, dishwasher, fan assisted oven and a microwave with a warming drawer below), new uPVC double glazed windows and composite front door, a conservatory extension, a welcoming front aspect lounge, a new glass and oak staircase, a useful ground floor wet room with a toilet/utility and a modern white first floor bathroom with a separate shower.

Outside there is a double width driveway, an attached single brick garage with an electric door and an enclosed rear garden with lawn and established planting.

The location is well placed for access to good road links to the business areas of Teesside, Saltburn Golf Club, the Leisure Centre, highly rated schools, the Valley Gardens and the town centre itself with its bus and train services, supermarket shopping, a range of individual businesses, cafes, bars, restaurants, post office and library. The beach, promenade and pier are also there to enjoy as are lovely woodland and coastal walks.

This property really must be viewed internally to be fully appreciated especially the heart of the home, the fabulous sleek and modern dining kitchen that opens to the conservatory.

Call us now to arrange an appointment.

Hallway 6' 1" x 6' 6" (1.85m x 1.99m)

Radiator, coved ceiling and a composite entrance door with an adjacent full height upvc double glazed window with obscure glass. Understairs cupboard.

Lounge 13' 8" x 11' 1" (4.17m x 3.37m)

Front aspect upvc double glazed window, radiator and coved ceiling. Solid wood fire surround with a marble inset and hearth incorporating a pebble effect living flame gas fire.

High Quality Wren Dining Kitchen with Family Area 17' 0" x 11' 7" (5.19m x 3.52m)

Comprehensive rang of wall and base units with cupboards, drawers and quality worktops with matching upstands. Inset copper sink with mixer tap. Built in five ring gas hob with a splash back, concealed extractor hood over, AEG integral fan assisted electric oven, integrated microwave with a warming drawer below. Integrated fridge freezer, integrated dishwasher, pull out larder unit, two contemporary styled vertical radiator and a porcelain tiled floor. Upvc double doors with adjacent windows which give access to the conservatory .

Conservatory 19' 0" x 8' 9" (5.79m x 2.66m)

Upvc double glazed window and double doors out to the garden. Contemporary styled radiator.

Wet Room/Utility 8' 2" x 5' 9" (2.48m x 1.74m)

Pvc panelled walls and ceiling, upvc double glazed window, chrome effect heated towel radiator, white low flush wc and pedestal wash hand basin and an electric shower. Non slip flooring, plumbing for a washing machine, and a personal door into the garage.

First Floor

Landing

Upvc double glazed window, access to the loft space and a coved ceiling. Impressive oak and glass staircase.

Bedroom 1 10' 6" x 13' 2" (3.19m x 4.02m)

Upvc double glazed window, radiator, coved ceiling and a storage cupboard.

Bedroom 2 11' 8" x 9' 5" (3.56m x 2.88m)

Upvc double glazed window and radiator.

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Bedroom 3 6' 8" x 9' 11" (2.02m x 3.02m)

Upvc double glazed window, radiator, cupboard housing the gas combination boiler.

Bathroom 7' 7" x 6' 5" (2.32m x 1.96m)

Upvc double glazed window. White three piece suite comprising of a panel bath, low flush wc and a wash hand basin with vanity cupboards below. Separate shower enclosure with a mixer shower, PVC panelled walls and ceiling. Chrome effect heated towel radiator.

Externally

Driveway

Providing parking for multiple vehicles and gives access to the garage.

Garage 9' 11" x 24' 2" (3.01m x 7.36m)

Electric door, power/lights, cold water tap and a personal door into the main house.

Enclosed Rear Garden

Enclosed rear garden with lawn, established planting and a shed.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

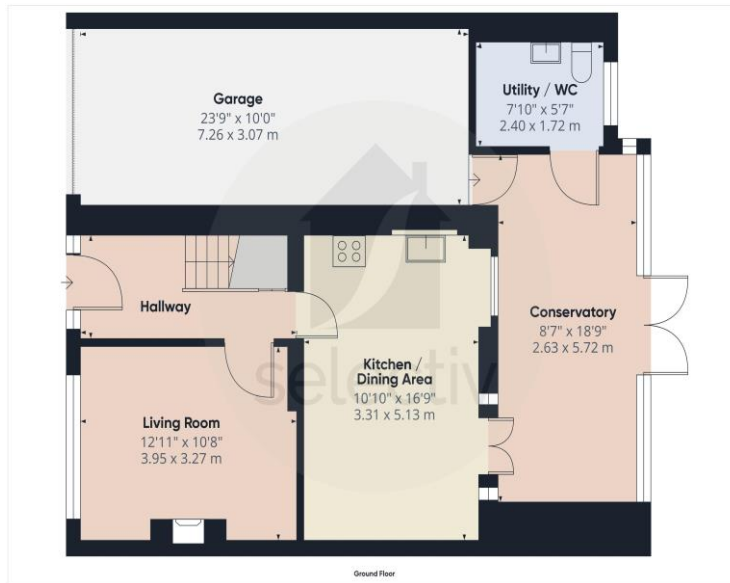
A full Energy Performance Certificate is available upon request.

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Email: guisborough@selectiv.co.uk

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