



## 43 Chestnut Close

Saltburn-By-The-Sea, TS12  
1PE

**£285,000**

Energy Rating : D



## 43 Chestnut Close

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### Description

The owners of this exceptional EXTENDED Four Bedroom Semi-Detached Home have made significant changes to this warm and inviting home that really must be viewed to be fully appreciated. The garage conversion currently presents as a bedroom but the choice would be yours as to how you would use this versatile space.

This highly sought after coastal town has much to offer - a Leisure Centre, lovely walks, good schooling, bus/train services, cafes, bars and restaurants, individual shops and supermarket shopping, the beach and the oldest Victorian pier in the country.

The stylish interior features gas central heating (we understand the Worcester boiler is serviced annually and is still under warranty), uPVC double glazing, a partial rewire, new internal doors by Howdens as is the new fitted and well equipped kitchen which opens to a utility area, two reception rooms plus a conservatory, and a first floor house bathroom with a shower serves the remaining three bedrooms.

Outside a block paved driveway provides off road parking for two cars and there is a rear enclosed lawned garden with seating areas and established planting. The rear of the house enjoys views towards Errington Woods, whilst the front elevation benefits from distant sea views.

This superb family home comes highly recommended so please call us now to arrange your viewing.

### Accommodation

#### Hallway

Upvc double glazed entrance door, connecting door to the garage conversion which presents as a bedroom. Radiator and an understairs cupboard.

#### Bedroom 4 12' 2" x 7' 0" (3.71m x 2.13m)

Accessed from a connecting door from the hallway. Front aspect upvc double glazed window and a double radiator.

#### Lounge 16' 7" x 12' 11" (5.05m x 3.93m)

Front aspect upvc double glazed bay window, coved ceiling, fire place with a marble inset and hearth. Sliding barn style doors to the dining area.

#### Dining Area/FamilyRoom 9' 7" x 13' 6" (2.92m x 4.11m)

Rear aspect upvc double glazed bay window, radiator and coved ceiling.

#### Howdens Kitchen 9' 10" x 9' 0" (3.00m x 2.75m)

Quality range of high gloss wall and base units with cupboards, drawers and solid oak worktops. LED strip lighting, tiled surrounds, built in fan assisted eye level electric oven with microwave and a built in gas hob with an extractor hood over. White porcelain sink with a mixer tap, side aspect upvc double glazed window and french doors to the conservatory. Kitchen opens to the utility area.

#### Utility Area 8' 11" x 5' 2" (2.73m x 1.57m)

Matching wall and base units with solid oak worktops, cupboard housing the wall mounted Worcester gas combination boiler. Upvc double glazed window and plumbing for a washing machine.

#### Conservatory 8' 8" x 8' 11" (2.65m x 2.71m)

Upvc double glazed double doors out to the garden and a tiled floor.

### First Floor

#### Landing

Access to the loft space which is fully insulated and boarded with an electric light. Upvc double glazed window and a shelved linen cupboard.

#### Bedroom 1 11' 4" x 12' 10" (3.46m x 3.91m)

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Distant sea views from the front aspect upvc double glazed picture window, built in wardrobe with sliding mirrored doors. Radiator.

### **Bedroom 2** 11' 10" x 8' 11" (3.61m x 2.72m)

Range of built in wardrobes, hill views in the distance from the upvc double glazed window. Radiator.

### **Bedroom 3** 8' 5" x 7' 8" (2.56m x 2.34m)

Upvc double glazed window and radiator.

### **Bathroom** 6' 10" x 5' 5" (2.09m x 1.65m)

White three piece suite comprising of a low flush wc, panel bath with an electric shower over with a folding screen. Pedestal wash hand basin, radiator, part tiled walls and a dual aspect upvc double glazed window.

### **Externally**

#### **Driveway**

To the front is a block paved driveway which has two parking bays and an adjacent gravelled area.

#### **Rear Garden**

The enclosed rear garden featuring mature planting, lawn, paved areas plus a second seating area and enjoys a lovely sunny aspect. Cold water tap.

#### **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 B.

[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: [guisborough@selectiv.co.uk](mailto:guisborough@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.