



75 High Street

**Saltburn-By-The-Sea, TS12
2PX**

£165,000

Energy Rating : D



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DESCRIPTION

Situated on the High Street and a simple chain free sale, this welcoming Three Bedroom Double Fronted Sandstone Cottage is priced to reflect the need for some remedial works and includes a deep rear garden that is ripe for development. Features include gas central heating, uPVC double glazing, reception room, a modern up-graded fitted kitchen with an oven and hob, a separate utility area and a refurbished and spacious bathroom with a claw foot roll top bath with a shower over. Local shopping facilities, bus services, pubs, playing fields & Badger Hill Primary School are all within comfortable walking distance. Please note there is shared access to the side of the property, this area leads to the garden which is a very short distance away from the house. All rights of way will be confirmed at conveyancing stage. Call now to arrange your viewing.

Ground Floor Accommodation

Hallway

Composite entrance door.

Lounge 18' 4" x 12' 2" (5.6m x 3.7m)

Dual aspect upvc double glazed windows, fire surround, beamed ceiling, two radiators, understairs cupboard and coved ceiling. Space saving folding doors to the kitchen.

Kitchen 11' 8" x 8' 10" (3.56m x 2.7m)

Range of white high gloss wall and base units with cupboards and drawers, wood effect worktops, upvc double glazed window, plumbing for an automatic washing machine. Coloured one and a half single drainer and unit with mixer tap, built in electric hob and a fan assisted electric oven with a chimney style extractor hood over.

Utility Room 5' 8" x 4' 7" (1.73m x 1.4m)

Rear access door and a single glazed window. Wall mounted gas combination boiler.

First Floor Accommodation

Landing

Upvc double glazed window and access to the loft space.

Bedroom 1 13' 2" x 11' 1" (4.01m x 3.38m)

Upvc double glazed window and radiator.

Bedroom 2 11' 9" x 10' 1" (3.58m x 3.07m)

Upvc double glazed window and radiator.

Bedroom 3 7' 10" x 7' 7" (2.4m x 2.3m)

Upvc double glazed window and radiator.

Bathroom 9' 0" x 6' 7" (2.74m x 2m)

White suite comprising of a pedestal wash hand basin, low flush wc and a claw foot roll top bath with side tap/shower attachments and an additional mixer shower over the bath with a circular curtain and rail. Pvc panelled walls, chrome effect heated towel radiator and a upvc double glazed window.

Externally

Gardens

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There is a gravelled front garden for easy maintenance. There is a shared side access road leads to both the small rear courtyard and a plot of land which is owned by the seller which is approx 100ft deep but needs development but offers great potential.

Parking

Off road parking for one car.

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.

Viewing Arrangements

Tel: 01287 630733

Email: 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.