



**38 Coach Road**  
Brotton, TS12 2RP

**£220,000**

**Energy Rating : D**



# 38 Coach Road

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## DESCRIPTION

This superb Bay Fronted Semi-Detached House occupies a substantial plot within one of the finest locations in the village, it is not overlooked at the rear and enjoys views over the local area towards the sea from the front elevated site.

This property only truly reveals itself upon inspection with the immaculately presented and deceptively spacious interior boasting a gas central heating system (a new boiler was fitted 4 years ago and is still under warranty), uPVC double glazing, lounge with a marble fireplace, an expansive dining kitchen with a host of appliances, a heated 'L' shaped conservatory and three bedrooms served by a large family bathroom with a separate shower.

Outside there is a long driveway offering plenty of off road parking plus a larger than average sized garage with a new electric roller door. The beautifully presented gardens are a particular feature, the landscaped rear is not overlooked and enjoys a high degree of privacy, it's a lovely space to enjoy and includes a barbeque area.

This really is a special home for a family to grow into in a location that is well placed for access to good secondary and primary schooling, playing fields on Marshall Drive and is only minutes drive away from the Victorian coastal town of Saltburn and all that offers. The North Yorkshire Moors and road links to the business areas of Teesside are also within easy reach. We cannot recommend this property highly enough so please call us now to book your viewing as we anticipate high levels of interest.

## Accommodation

### Hallway

Upvc double glazed entrance door with a feature pane. Radiator and coved ceiling.

### Lounge Incorporating Dining Area 17' 2" x 22' 2" (5.23m x 6.75m)

(Reducing to 10'10 x 8'8) Lovely views over the local area and the countryside towards the sea from the front aspect upvc double glazed window with leaded upper panes. Lovely marble fire place with a matching inset and hearth incorporating a coal effect electric fire, two radiators, understairs cupboard and a coved ceiling. Sliding double glazed patio doors give access to the conservatory.

### Conservatory 17' 11" x 13' 7" (5.46m x 4.14m)

(Reducing to 8'5 x 5'2) Sealed unit double glazed hardwood windows and an access door to the garden. Electric wall heater and double radiator.

### Breakfast Kitchen 22' 2" x 12' 7" (6.75m x 3.83m)

Comprehensive range of wall and base units with cupboards, drawers and laminate worktops which extend to a breakfast bar. Multi-fuel range with concealed extractor hood over, integrated microwave, integrated undercounter fridge, integrated undercounter freezer, integrated undercounter washing machine and an integrated under counter dishwasher. Tiled floor, coloured single drainer and unit with a mixer tap, plinth over with downlighting, internal window to the conservatory with a window seat. Desk area with an open shelved unit adjacent. Upvc double glazed window, sealed unit glazed hardwood door gives access to the conservatory.

## First Floor

### Landing

Access to the loft space. Upvc double glazed window.

### Bedroom 1 14' 11" x 8' 5" (4.54m x 2.56m)

Views over the local area and the countryside towards the sea from the upvc double glazed window bay window and into the bay there is a deep set of drawers and cupboards. Full length fitted wardrobes with drawers and a mirror. Radiator.

### Bedroom 2 10' 1" x 9' 2" (3.07m x 2.79m)

Range of fitted wardrobes with shelving and fitted drawers and cupboards. Double radiator. Lovely views over the garden from the upvc double glazed window.

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### **Bedroom 3** 8' 11" x 6' 8" (2.72m x 2.03m)

Lovely views from the upvc double glazed window. Radiator and a range of shelving.

### **Bathroom** 14' 10" x 6' 7" (4.52m x 2.01m)

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and drawers adjacent. Raised jacuzzi bath, part tiled walls, upvc double glazed window, extractor unit, coved ceiling and a heated towel radiator. Separate shower enclosure with an electric shower. Fitted floor to ceiling double sized airing cupboard. Double wall unit.

### **Externally**

The property occupies a generous sized elevated plot in a highly sought after area of the village.

### **Gardens**

Deep front garden with an extensive manicured lawn with a pebbled area and shrub borders. The rear garden is again generous in size and not overlooked so affords a high degree of privacy and is arranged over four levels with an extensive patio, barbeque area, extensive lawn, conifers, floral borders, multiple seating areas, raised flower beds, cold water tap, greenhouse and a shed. The garden is fully closed so is child and pet friendly and is a lovely space for family to enjoy.

### **Driveway**

Concrete imprint driveway which provides off road parking for 3/4 cars and gives access to the attached garage.

### **Attached Garage** 14' 8" x 18' 0" (4.47m x 5.48m)

Attached larger than average sized garage with power/electric lights, workbench and an electric roller door.

### **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: [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.