



9 Wilton Bank

Saltburn-By-The-Sea, TS12
1PG

£210,000

Energy Rating : E



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DESCRIPTION

With a beautifully styled interior, this fabulous Two Bedroom Semi-Detached Bungalow is larger than its outward appearance would have you believe and is ideal for those looking for one level living in a first class residential area.

Situated towards the perimeter of this highly popular Victorian town, this outstanding home is well placed for access to the Leisure Centre, lovely coastal and woodland walks, supermarket shopping, bus/train services and great places to eat and drink.

Notable features include gas central heating, uPVC double glazing, a fitted kitchen with a built-in oven and hob, a modern bathroom with an over bath shower, gardens to the front and rear, a long driveway and a detached garage. Property of this type rarely come up for sale in the present market so we recommend an early viewing so please call to book your appointment.

Accommodation

L Shaped Hallway

Attractive mosaic style floor, radiator, upvc double glazed entrance door and feature panelled lower walls.

Lounge 16' 3" x 11' 2" (4.95m x 3.40m)

Upvc double glazed rear picture window, radiator and a feature panelled wall. Feature brick fireplace with a solid wooden mantle over, a multi-fuel stove and a tiled hearth.

Contemporary Styled Kitchen 10' 4" x 8' 9" (3.15m x 2.66m)

Attractive range of wall and base units with cupboards, drawers and solid wood worktops. One and a half inset stainless steel drainer and unit with mixer tap, dual aspect upvc double glazed windows and a rear access door. Built in induction hob with a chimney style extractor hood over, built in fan assisted electric oven, space for a fridge freezer, plumbing for an automatic washing machine and a radiator. Connecting door to the garden room.

Garden Room 7' 7" x 5' 9" (2.31m x 1.75m)

Exposed brick wall and an access door to the garden.

Bedroom 1 13' 7" x 11' 2" (4.14m x 3.40m)

Upvc double glazed window and radiator.

Bedroom 2 9' 6" x 8' 9" (2.89m x 2.66m)

Upvc double glazed window and radiator.

Bathroom

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with a mixer shower over and a glazed screen. Tiled walls and floor, upvc double glazed window and a chrome effect heated towel radiator.

Externally

Driveway

Provides off road parking and gives access to the detached garage.

Detached Garage

Concrete sectional, up and over door and a separate side door for access.

Gardens

There are gardens to the front and rear, the front with a border which surrounds the lawn and a wrought iron gate gives access to the rear garden with a seating area, lawn, shrubs, mature planting and a water butt.

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Council Tax Band

Council tax band:- B

Energy Performance Certificate

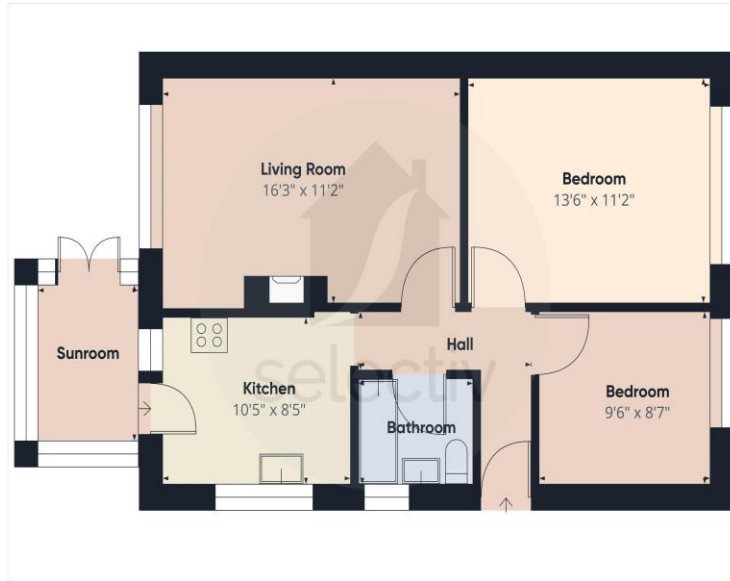
A full Energy Performance Certificate is available upon request.

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 E. 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

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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.