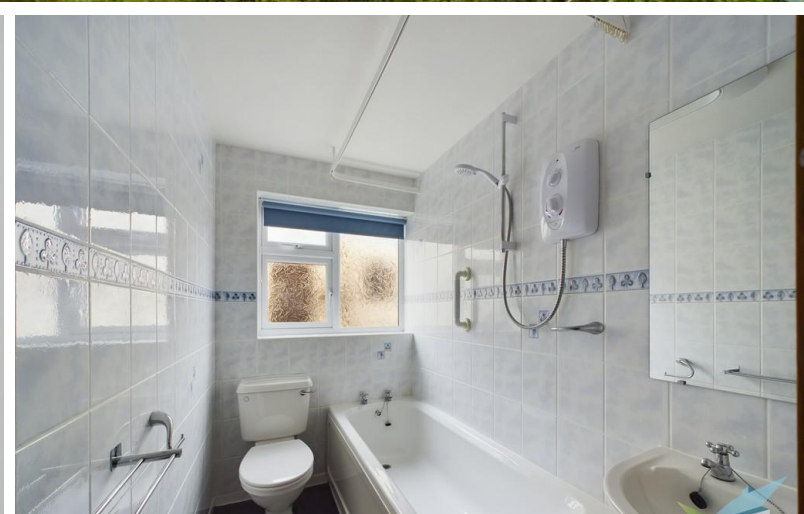


FOR SALE



Wilton Bank, Saltburn-by-the-Sea

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

£210,000

MARTIN&CO



Wilton Bank, Saltburn-by-the-Sea

2 Bedrooms, 1 Bathroom

£210,000

- Popular Quiet Location
- Two Bedrooms
- Conservatory
- Low Maintenance Gardens
- Driveway



FULL DESCRIPTION Martin and Co Guisborough is delighted to bring to the market this two bedroom semi-detached bungalow. Situated in the popular Wilton Bank in Saltburn. Briefly comprising of: entrance hall, two bedrooms, lounge, kitchen, conservatory and bathroom. Externally the property benefits from low maintenance gardens to front and rear, a gated driveway and a garage. The Bungalow is ideally located near local amenities, a 20 minute walk to the promenade and is also within easy reach of the A174 leading to the A19. Viewings are expected to be popular on this property so please call early to avoid disappointment. More details to follow.

INTERNALLY

HALLWAY uPVC entrance door with side lite, double panelled central heating radiator, laminate flooring, storage cupboard and loft access hatch.

BEDROOM 11' 3" x 9' 8" (3.45m x 2.96m) To front aspect. Central heating radiator, uPVC window and carpet flooring.

BEDROOM 15' 2" x 9' 0" (4.63m x 2.76m) To front aspect. Central heating radiator, uPVC window and carpet flooring.

BATHROOM Fully tiled. White suite comprising: low level WC, pedestal wash hand basin, panelled bath with Mira electric shower over, vinyl flooring, central heating radiator and uPVC window.

LOUNGE 14' 8" x 13' 6" (4.48m x 4.12m) To rear aspect. With double oak glazed doors, laminate flooring, double panelled central heating radiator, uPVC window and uPVC French doors leading to rear garden.

KITCHEN 14' 7" x 7' 11" (4.45m x 2.42m) To rear



aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge / freezer, slimline dishwasher, plumbing for washing machine, concealed Baxi gas central heating boiler, vinyl flooring, inset lighting, central heating radiator, uPVC window and uPVC door leading to conservatory.

GARAGE With up and over door, window, power and light.

DRIVEWAY Providing parking.

CONSERVATORY 8' 11" x 6' 6" (2.73m x 2.00m) uPVC Conservatory. With laminate flooring. French uPVC door to the rear garden.

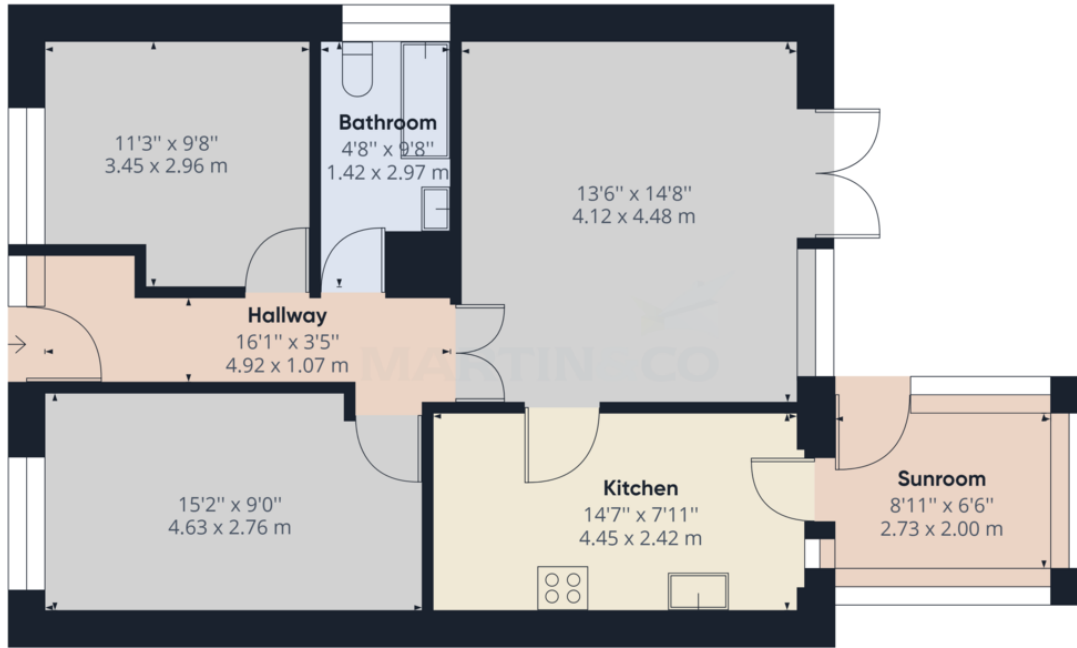
EXTERNALLY

GARDENS The front garden has been pebbled for low maintenance and has a small wall to the front with gate leading to driveway. The fence enclosed rear garden has a paved patio area and is pebbled for low maintenance with a variety of shrubs, bushes and plants to the borders.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		



Approximate total area⁽¹⁾
752.17 ft²
69.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.