

FOR SALE



Sycamore Avenue, Saltburn-by-the-sea

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £210,000


MARTIN&CO



Sycamore Avenue, Saltburn-by-the-sea

3 Bedrooms, 1 Bathroom

Offers In Excess Of £210,000

- Modern High Quality Kitchen With Quartz Worktops (Fitted 2024)
- Recently Updated Shower Room
- Extended to Rear
- Enclosed Rear Garden with Gated Side Access



FULL DESCRIPTION Martin & Co Guisborough are delighted to bring to the market this three bedroom extended property. With recently upgraded kitchen and shower room this property has lots of potential. Situated in a popular residential estate in Saltburn by the Sea. This property is ideal for first time buyers or families. Don't delay call today on 01287 631254 to book your viewing before its too late.

INTERNALLY

GROUND FLOOR

PORCH uPVC entrance door, side lite window.

OPEN PLAN LOUNGE DINER Dual aspect. Ceiling fan light, wall mounted electric fire, laminate flooring, three central heating radiators, stairs to first floor, uPVC window and uPVC patio door to rear garden.

KITCHEN/DINER To rear aspect. Recently fitted in 2024, this high quality, modern kitchen is complete with range of wall, base and drawer units with Navy handleless fascias and contrasting white sparkle quartz worktops and splash backs, with matching breakfast peninsula. Single white bowl inset sink unit, contrasting black mixer tap, modern flex induction hob, two built in smart hide and slide ovens which operate either manually or by wifi, sleek black glass extractor hood, integrated fridge, integrated freezer, integrated slimline dishwasher, laminate flooring, inset lighting, contemporary style radiator, plinth heater. Pull out corner kidney shelving unit, pop up electrical outlet, pull out spice rack, two pull out ladders, country larder unit with contrasting oak internal cabinetry, three uPVC windows, understairs pantry cupboard, integral door leading to garage and side door leading to rear garden.

FIRST FLOOR



LANDING With uPVC window, dado rail, carpet flooring and loft access hatch.

SHOWER ROOM To rear aspect. White suite comprising: back to wall WC with concealed cistern unit, vanity unit with wash hand basin, walk in shower with mixer shower with dual shower head over, fitted storage cupboard housing Ideal Logic gas central heating boiler, extractor, LVT flooring, tile effect wall cladding, central heating radiator and two uPVC windows.

BEDROOM To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM To front aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM To front aspect. Central heating radiator, carpet flooring, fitted high level cabin bed with fitted desk and cupboard under, complete with wooden

ladders and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with sandstone boundary wall. The fence enclosed rear garden is mainly laid to lawn with brick built bbq area and a paved patio with a variety of shrubs, bushes and plants. Outside water tap and side gated access.

DRIVEWAY Concrete driveway providing off road parking.

GARAGE With up and over electric door, uPVC window to side aspect, plumbing for washing machine, power and light.

PLEASE NOTE We are advised the property is of non-traditional steel frame construction.



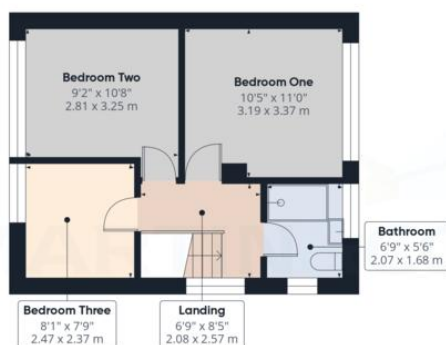


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1032 ft²
95.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.