



## 2 bed bungalow to buy in TS12

West Avenue, Saltburn-by-the-Sea, North Yorkshire, TS12 1QF

**£180,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Close to local town centre amenities, nearby walks including the coastline and beach
- ✓ In need of updating throughout
- ✓ Gardens to front and rear with side drive parking for several cars
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Tucked away from the every-day hustle & bustle within the ever popular Victorian coastal town of Saltburn by the Sea lies West Avenue. Only a stone's throw from an array of independent cafes, bistros, delicatessens, independent shops, boutiques and transport links including Saltburn's Railway Station, this delightful family home is within easy walking distance to Saltburn's blue flag beach & famous 'Valley Gardens' walkways.

Boasting an array of original Period features throughout, this traditional detached bungalow sits on a good size plot with ample gardens and parking and is in need of a good degree of love and attention, although it is perfectly formed and would be a delightful forever home for clients to adore.

Walking into the property from the side porch, a light & airy hallway welcomes you with access to all rooms, with two generous bay windowed double bedrooms to the front aspect - one with fitted wardrobes, there is a walk in shower room and separate wc, a rear spacious Living Room which enjoys French doors into the rear garden and a good size light and airy Dining Kitchen which has access to a most useful rear workshop/store room again with access to the rear garden and could easily be upgraded to a further reception room or home office.

This delightful property also boasts excellent outdoor space with good sized privately enclosed gardens, patio and pathways and enjoys an abundance of mature planting with timber shed, aviary, patio area, pathway around the side of the property and ample off street parking to the front and side driveway.

With no onward chain and the high scope for improving such a property is a valued location within Saltburn, we anticipate a high interest therefore, early viewing is advised.

### ACCOMMODATION

Entrance Porch

UPVC entrance door with side glazed window, door to:-

## Entrance Hallway

With laminate flooring, radiator, loft hatch with ladder leading to partly boarded out loft space and access to all ground floor rooms.

## Living Room 4.82m x 3.63m (excl bay)

Two uPVC double glazed windows to side aspect, Inglenook fireplace housing cast iron wood burning stove, electric panel radiators and uPVC French doors leading out into the rear garden.

## Dining Kitchen 3.93m x 3.08m

Offering a light and airy aspect with uPVC double glazed window to the side and rear aspects, fitted with a range of wooden fronted wall and base units, roll top laminate working surfaces, single drainer sink unit, electric cooker point, tiled splashbacks, space for breakfast table, vinyl flooring and door to:-

## Rear Workshop 3.65m x 1.84m

Windows to side and rear aspects, ample storage with power and lighting and courtesy door to:-

## Rear Porch

With door into rear garden, windows to two sides.

## Bedroom 1 4.52m x 3.38m

uPVC bow window to front aspect and electric radiator.

## Bedroom 2 3.60m x 3.37m

uPVC bow window to front aspect, fitted wardrobes and electric radiator.

## Shower Room

With low profile double enclosed shower tray with glass screen, overhead shower, pedestal wash hand basin, pvc panelled walls, vinyl flooring, uPVC window to side aspect and built-in airing cupboard.

## Separate wc

Low level wc, uPVC window to side aspect, vinyl flooring and pvc cladded walls.

## EXTERNALLY

### Front Garden

Block paved providing ample off street parking with dwarf retaining brick wall and centre borders.

### Side Drive

Block paved side drive parking.

Rear Garden.

This delightful property also boasts excellent outdoor space with good sized privately enclosed gardens, patio and pathways and enjoys an abundance of mature planting with timber shed, aviary, patio area, pathway around the side of the property and ample off street parking to the front and side driveway.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Bungalow

Parking: Driveway

Year built: 1950

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

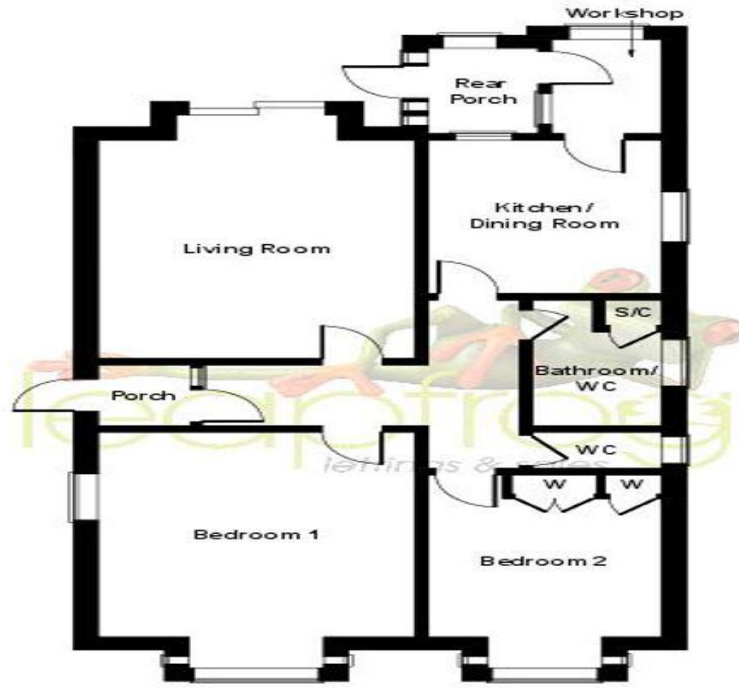
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Broadband: None

Mobile signal coverage: Good



Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		28	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

West Avenue, Saltburn-by-the-Sea, North Yorkshire, TS12 1QF

Contact your local branch today for more information on this property:

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