



59 Ryehills Drive

**Marske-By-The-Sea, TS11
7DN**

£200,000

Energy Rating : D



59 Ryehills Drive

Description

Situated in the super highly sought after 'Marske by the Sea' is this much improved and superbly presented 3 bedroom semi-detached home. This beautiful home is a real credit to the current sellers who have meticulously improved an already lovely home to take it to new heights. ONE of the finest of its kind which must be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room, dining room, modern fitted kitchen with utility room and downstairs cloaks/WC. To the first-floor; two double bedrooms, family bathroom/WC and well-sized bedroom 3. Externally; long side drive, detached garage and well-tended gardens.

Accommodation

Entrance Hall

Upvc double glazed entrance door to the front with adjacent glazed surround. Upvc double glazed window to the side, double radiator, and a useful storage cupboard. Useful understairs cupboard, staircase to the first floor and independent access to all rooms.

Living Room 11' 7" x 12' 7" (3.53m x 3.83m)

Upvc double glazed window to the front, double radiator and decorative ceiling coving.

Dining Room 10' 8" x 12' 6" (3.25m x 3.81m)

Upvc double glazed french doors to the rear with adjacent glazed surround. Double radiator and decorative ceiling coving.

Modern Fitted Kitchen 11' 10" x 9' 2" (3.60m x 2.79m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a dishwasher, plumbing for a washing machine and a built in electric oven with hob. Vertical radiator, pantry styled storage cupboard, extractor unit, upvc double glazed window to the side and an opening to the utility.

Utility 7' 1" x 8' 8" (2.16m x 2.64m)

Tall storage unit, half tiled walls, wall mounted gas central heating boiler, access to the downstairs cloakroom. Upvc double glazed window to the side and a upvc double glazed entrance door to the other side.

Downstairs Cloakroom

White suite comprising of a push button wc, half tiled walls and a upvc double glazed window to the side.

First Floor

Landing Area

Upvc double glazed window to the side, spindle balustrade, independent access to all rooms and loft space.

Master Bedroom 12' 7" x 11' 9" (3.83m x 3.58m)

Upvc double glazed window to the front, single radiator, fitted wardrobes and decorative ceiling coving.

Bedroom 2 12' 1" x 11' 9" (3.68m x 3.58m)

Upvc double glazed window to the rear, single radiator, fitted wardrobes and decorative ceiling coving.

Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower screen. Pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, useful storage cupboard which houses the hot water tank. Upvc double glazed window to the side.

Bedroom 3 9' 7" x 7' 10" (2.92m x 2.39m)

Upvc double glazed window to the front, single radiator and useful storage cupboard.

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Externally

Driveway

A long side driveway that leads to the detached garage and offers ample off street parking.

Detached Garage

Electric roller door, power/light, a side courtesy door and window.

Gardens

The front garden sits behind an attractive dwarf wall with well established and attractive borders of shrubs, plants and a mature lawn. The rear garden enjoys a good degree of privacy beginning with a resin bound patio area before extending onto a raised lawn with attractive borders and a further raised block paved patio area. Further boasting a useful external storage cupboard and side access gate.

Council Tax Band

Council tax band:-C

Energy Performance Certificate

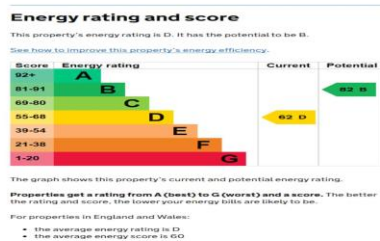
A full Energy Performance Certificate is available upon request.

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.



Viewing Arrangements

Tel: 01287 630733

Email: redcar@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.