



**21 Park Avenue**  
Redcar, TS10 3LA

**£185,000**

**Energy Rating : D**



# 21 Park Avenue

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## Description

WOW WOW WOW! What a beautiful home & only a short walk from the historic & picturesque seafront! Situated in a fantastic & rarely available position on east side of the town, this home really packs a punch and is bursting with plenty out of the ordinary. So don't compromise on space just for the perfect location because this lovely home really has it all. BOOK your viewing NOW!

## Accommodation

### Entrance Lobby

Composite entrance door to the front, stylish laminate flooring and a staircase to the first floor.

### Living Room 11' 7" x 13' 8" (3.53m x 4.16m)

Warm and cosy room which has been tastefully decorated and a particular feature being the recessed log burning stove sitting on a tiled hearth with oak mantle. Upvc double glazed window to the front and double radiator.

### Open Plan Dining/Family Room 19' 1" x 9' 5" (5.81m x 2.87m)

Light and airy dual aspect room with a upvc double glazed window to the front and rear, two double radiators, wall mounted gas central heating boiler, stylish laminate flooring, useful downstairs storage cupboard and an opening to the kitchen.

### Modern Fitted Kitchen 9' 5" x 10' 8" (2.87m x 3.25m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Composite inset sink unit with mixer tap/flexi-hose, built in electric oven with hob and cooker hood over. Stylish laminate flooring, access to the utility room and a upvc double glazed window to the side and rear.

### Utility Room

Plumbing for a washing machine, space for a tumble dryer and space for an upright fridge freezer. Useful pantry style storage cupboard, stylish laminate floor and both a upvc double glazed window and entrance door to the rear.

## First Floor

### Landing

Independent access to all rooms, upvc double glazed window to the rear and a stylish radiator.

### Master Bedroom 14' 6" x 13' 3" (4.42m x 4.04m)

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

### Bedroom 2 11' 9" x 13' 3" (3.58m x 4.04m)

Upvc double glazed window to the front, double radiator and access to the loft space.

### Bedroom 3 8' 7" x 8' 1" (2.61m x 2.46m)

Upvc double glazed window to the rear and double radiator.

### Luxury Family Bathroom

Fully tiled modern white suite comprising of a panel bath with waterfall mixer tap, overhead dual shower attachments and shower screen. Vanity wash hand basin with waterfall mixer tap, push button wc, chrome towel radiator and a upvc double glazed window to the rear.

## Externally

### Driveway

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A long side drive that leads to the front and offers ample off street parking.

### **Gardens**

The front garden is larger than average being mainly laid to two lawned areas with attractive borders of shrubs, plants and trees which is fully encapsulated by an attractive dwarf wall. The rear garden enjoys a fantastic degree of privacy and benefits from a South facing aspect making it ideal for the sun worshippers beginning with a block paved patio area before extending onto a mature lawn with attractive borders of shrubs and plants.

### **Council Tax Band**

Council tax band:- B

### **Energy Performance Certificate**

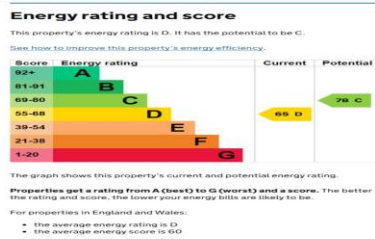
A full Energy Performance Certificate is available upon request.

### **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.



## Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto: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.