



102 Laburnum Road
Redcar, TS10 3LR

£145,000

Energy Rating : C



102 Laburnum Road

Description

Location, Character & South-facing rear garden, Just the tip of the iceberg for what this lovely home has to offer! Situated in a fantastic position which is only a short walk from 'Railway station, Zetland park' or the historic 'Redcar Seafront and beach' is this well-presented 3 bedroom semi-detached home. This perfectly positioned home with two reception rooms which offer space to grow into & ample off-street parking. BOOK your viewing NOW! The property benefits from full cavity wall insulation (2019), gas central heating and uPVC double glazing and benefits from original doors: briefly comprising; entrance lobby, hallway, downstairs cloaks/WC, bay-fronted living room, dining room with original period fireplace and hearth and a modern fitted kitchen. To the first-floor; bay-fronted master bedroom, two further well-sized bedrooms and family bathroom/WC. Externally; driveway, mature gardens to the front and South facing mature cottage style private garden to the rear.

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the front, upvc double glazed window to the side, single radiator, staircase to the first floor, inner door to the hallway and exposed painted floorboard flooring.

Inner Hallway

Inner door to the front, useful understairs storage cupboard and access to the downstairs cloakroom.

Downstairs Cloakroom/WC

White suite comprising of a push button wc, floating wash hand basin, tiled walls, extractor unit and a upvc double glazed window to the side.

Living Room 9' 3" x 11' 5" (2.82m x 3.48m)

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

Dining/Family Room 13' 5" x 10' 7" (4.09m x 3.22m)

Warm and cosy room with a particular feature being the recessed multifuel burning stove with original fireplace and tiled hearth. Upvc double glazed french doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden. Single radiator and decorative ceiling coving.

Modern Fitted Kitchen 14' 5" x 7' 9" (4.39m x 2.36m)

Modern range of base units finished with laminate worktops and complimenting tiled splash backs. Porcelain inset sink unit with mixer tap, plumbing for a washing machine, space for an upright fridge freezer, gas cooker point, wall mounted gas central heating boiler and a double radiator. Benefitting from a triple aspect with a upvc double glazed windows to either side and a upvc double glazed entrance door to the rear with adjacent glazed surround leading onto the patio/garden.

First Floor

Landing

Staircase from the ground floor, independent access to all rooms and to the loft space. Double radiator.

Master Bedroom 12' 3" x 10' 6" (3.73m x 3.20m)

Upvc double glazed bay window to the rear enjoying views of the rear garden, double radiator, period fireplace and painted floorboard flooring.

Bedroom 2 11' 5" x 9' 4" (3.48m x 2.84m)

Upvc double glazed window to the front and single radiator.

Bedroom 3 6' 9" x 7' 11" (2.06m x 2.41m)

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Upvc double glazed window to the front, single radiator and exposed painted floorboards.

Family Bathroom

Suite comprising of a panel bath with overhead shower and shower screen. Pedestal wash hand basin, low flush wc, tiled/PVC clad surrounds, PVC clad ceiling and a double radiator. Upvc double glazed window to the rear.

Externally

Driveway

A long side driveway leading to the front and offers ample off street parking.

Gardens

The front garden sits behind an attractive privacy hedge is mainly laid to pebbles with attractive borders of shrubs and plants. The rear garden enjoys a fantastic degree of privacy is larger than average and benefits from a South facing aspect making it ideal for the sunworshippers. Being designed for low maintenance but on a cottage style with an array of shrubs, plants, trees, several patio areas and several small lawned areas. Further boasting a summer house with power light, fitted workbench and shelving. Side service area.

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

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

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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.