



**94 Redcar Lane**  
Redcar, TS10 2JL

**£260,000**

**Energy Rating : C**



# 94 Redcar Lane

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## Description

Located on the highly desirable 'Racecourse' estate on the east side of 'Redcar' is this absolutely stunning, substantially extended and carefully re-modelled 3 bedroom semi-detached family home. This beautiful home absolutely summarises modern living & radiates a simple elegance only comparable with showhomes. Simply put a much improved family home in a glorious location, what's not to love! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room & stunning heart of the home open plan fitted kitchen/dining/family room. To the first-floor; bay-fronted master bedroom, two further well-sized bedrooms and luxury family bathroom/WC. Externally; driveway/low-maintenance, detached garage and beautifully landscaped WEST-facing rear garden.

## Accommodation

### Entrance Hall

Composite entrance door to the front with adjacent glazed surround. Radiator, two useful understairs storage cupboards, distinctive LVT flooring and a upvc double glazed window to the side.

### Living Room 13' 10" x 13' 1" (4.21m x 3.98m)

Tastefully decorated warm and cosy room with a upvc double glazed bay window to the front and a double radiator.

### Stunning Heart of the Home Open Plan Fitted Kitchen/Dining/Family Room

Quality range of tall, wall and base units incorporating drawers, corian worktops and co-ordinating upstands. Corian topped island unit with solid wood breakfast bar, base units, drawer units, integrated wine cooler and a five ring gas hob. Integrated fridge freezer, integrated dishwasher, concealed space with adequate plumbing for a washing machine. Concealed gas central heating boiler. Recessed log burning stove with tiled hearth and mantle, vertical radiator, downlights, distinctive LVT flooring, attractive bi-fold doors and an extra upvc double glazed entrance door to the rear giving an effortless connection to the rear garden making alfresco dining a viable option. Upvc double glazed window to the side and three velux windows.

## First Floor

### Landing

Attractive spindle balustrade, upvc double glazed window to the side. Independent access to all rooms and to the loft space.

### Master Bedroom 12' 8" x 13' 1" (3.86m x 3.98m)

Upvc double glazed bay window to the front and double radiator.

### Bedroom 2 10' 6" x 13' 5" (3.20m x 4.09m)

Upvc double glazed window to the rear and double radiator.

### Bedroom 3 8' 11" x 8' 2" (2.72m x 2.49m)

Upvc double glazed window to the front and double radiator.

### Luxury Family Bathroom

Modern white suite comprising of a larger style free standing bath with mixer tap and hand held shower attachment. Separate walk in double shower cubicle with dual shower attachments. Vanity wash hand basin with mixer tap, push button wc, chrome towel radiator, half tiled walls/surrounds. Vertical radiator, distinctive LVT flooring, downlights and a upvc double glazed window to the side and rear.

## Externally

### Driveway/Frontage

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Being designed for low maintenance and to amplify off street parking being laid to a concrete driveway with a large pebbled area and sitting behind an attractive dwarf wall.

### **Detached Garage**

Up and over door, power and light.

### **Rear Garden**

The rear garden is larger than average and enjoys a fantastic degree of privacy and benefits from a west facing aspect making it ideal for the sun worshippers and to relax in those warm summer evenings. Beautifully landscaped beginning with a sandstone patio area before extending to a centred artificial lawn with a rear play area with attractive raised borders and a brick shed.

### **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.

## 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

Tel: 01287 630733

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

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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.