















# 23 Ryehills Close

Redcar, TS10 2FA

£185,000

**Energy Rating: B** 







# 23 Ryehills Close

#### Description

Modern living at its finest! Situated in a well-planned and highly sought after modern development is this deceptively spacious 3 bedroom semi-detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features including SOUTH-facing rear garden. A lovely modern built 'Turn Key' home! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, open plan modern fitted kitchen/dining room, spacious living room and downstairs cloaks/WC. To the first-floor; two well-sized double bedrooms, family bathroom/WC and bedroom 3. Externally; driveway, detached garage and SOUTH-facing rear garden.

#### Accommodation

# **Entrance Lobby**

Composite entrance door to the front, single radiator, stylish laminate flooring and access to the first floor staircase.

#### Open Plan Modern Fitted Kitchen/Dining Room 10' 1" x 16' 2" (3.07m x 4.92m)

Stunning and quality 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 washing machine and space for an upright fridge freezer. Built in electric oven with hob and stainless steel cooker hood over. Wall mounted gas central heating boiler, double radiator, useful storage cupboard, stylish laminate flooring, upvc double glazed windows to the front and side and access to the downstairs cloak room.

#### **Downstairs Cloakroom**

Modern white suite comprising of a push button wc, floating wash hand basin with tiled splash back, single radiator, stylish laminate flooring and an extractor unit.

## **Living Room** 11' 5" x 13' 5" (3.48m x 4.09m)

Light and airy dual aspect room with upvc double glazed window and french doors to the rear giving an effortless connection to the rear garden. Double radiator.

#### **First Floor**

# Landing

Attractive spindle balustrade, single radiator and independent access to all rooms and loft space.

# Master Bedroom 8' 2" x 13' 5" (2.49m x 4.09m)

Two upvc double glazed windows to the front and single radiator.

# **Bedroom 2** 12' 5" x 7' 10" (3.78m x 2.39m)

Upvc double glazed window to the rear and single radiator.

# **Bedroom 3** 9' 1" x 6' 1" (2.77m x 1.85m)

Upvc double glazed window to the rear and single radiator.

## Family Bathroom/WC

Modern white suite comprising of a panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with tiled splash back, push button wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the side.

#### **Externally**

#### **Driveway**

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A long side driveway leading to the detached garage.

#### **Detached Garage**

Up and over door, power and light.

#### **Gardens**

The front garden is laid to a small lawn with a block paved footpath and outside tap. The rear garden enjoys a fantastic degree of privacy and benefits from a South/West facing aspect making it ideal for the sun worshippers and enjoying those warm summer evenings. Larger than average and being mainly laid to a mature lawned area with a block paved patio.

#### **Council Tax Band**

Council tax band:- B

## **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

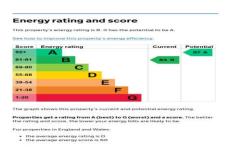
#### **Mortgage Services**

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

## 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.