



**17 Glenbury Grove**  
Redcar, TS10 2TN

**£280,000**

**Energy Rating : D**



# 17 Glenbury Grove

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## Description

NOW is the time to realise the flexibility of this stunning & contemporary 3/4 bedroom semi-detached house. Situated on the super highly sought after 'Mickledales' residential development, bursting with key selling features from a stunning fitted kitchen to 3 spacious bedrooms and beautifully landscaped rear garden, this beautiful home really has it all. So dive into the life of luxury you've always dreamed of in this unforgettable property & don't miss your chance to call this splendid house your home! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; entrance hall, downstairs cloaks/WC, stunning open plan fitted kitchen/dining room and family room. To the first-floor; living room with Juliet balcony (could easily be optimised as an additional bedroom), master bedroom with luxury en-suite shower room/WC. Second floor; two double bedrooms and family bathroom/WC. Externally; driveway, garage, gym / home office and beautifully landscaped gardens.

## Accommodation

### Entrance Hall

Composite entrance door to the front, useful double storage cupboard with attractive oak doors, stylish LVT flooring, featured lighting, staircase to the first floor and access to the downstairs cloakroom.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, corner pedestal wash hand basin with tiled splash back. Traditional radiator, stylish LVT flooring, downlights and an extractor unit.

### Stunning Open Plan Modern Fitted Kitchen/Dining Room *11' 5" x 16' 10" (3.48m x 5.13m)*

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and PVC clad splash backs. Composite inset sink unit with mixer tap/flexi-hose, integrated washing machine, integrated fridge, integrated freezer and a concealed gas central heating boiler. Built in electric oven with microwave, hob and cooker hood over. Stylish LVT flooring, traditional radiator, downlights, opening to the sitting room and upvc double glazed french doors to the rear making alfresco dining a viable option and giving an effortless connection to the rear garden.

### Family Room *12' 9" x 18' 7" (3.88m x 5.66m)*

Upvc double glazed window to the rear, upvc double glazed french doors to the side, double radiator, stylish LVT flooring, built in speakers, downlights, LED mood lighting and decorative ceiling coving.

## First Floor

### Landing

Staircase to the second floor, traditional style radiator and a useful storage cupboard.

### Living Room *11' 6" x 16' 4" (3.50m x 4.97m)*

(This room could easily be optimised as a fourth bedroom). Upvc double glazed french doors to the front with Juliette balcony, upvc double glazed window to the rear, stylish laminate flooring and a wall mounted electric fire with decorative surround.

### Master Bedroom *9' 9" x 16' 4" (2.97m x 4.97m)*

Light and airy dual aspect room with upvc double glazed window to the front and rear and two single radiators. Access to the en-suite.

### Luxury En-Suite Shower Room

Modern white suite comprising of a double shower cubicle, pedestal wash hand basin, push button wc, traditionally styled radiator, half tiled walls, downlights and an extractor unit.

## Second Floor

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## **Bedroom 2** 11' 9" x 14' 10" (3.58m x 4.52m)

Upvc double glazed window to the front, velux window to the rear, two sets of fitted wardrobes and a traditionally styled radiator.

## **Bedroom 3** 11' 9" x 14' 7" (3.58m x 4.44m)

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

## **Family Bathroom**

Modern white suite comprising; panel bath with mixer tap and hand held shower attachment. Push button wc, wash hand basin, radiator and tiled surrounds. Stylish LVT flooring and a velux window to the rear.

## **Externally**

### **Driveway**

Driveway leads to the front to the car port and offers ample off street parking.

### **Garage**

Electric roller door.

### **Gym / Home Office**

Having been converted from a Garage into a home gym with side courtesy door, power and light. A flexible space that could easily be optimised as a home office, additional bedroom or even a summer house

### **Gardens**

The front garden sits behind an attractive wrought iron fence and is mainly laid to lawn with attractive borders of shrubs and plants. The rear garden has been beautifully landscaped beginning with a decked patio area with recess lighting, two artificial lawned areas with a sandstone block paved footpath. Further boasting security lighting, bin storage area and garden shed.

### **Council Tax Band**

Council tax band:- D

### **Energy Performance Certificate**

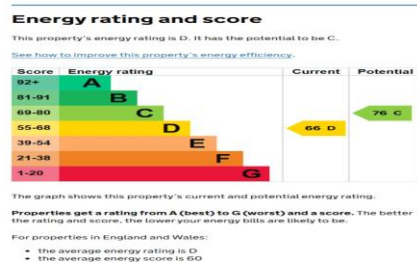
A full Energy Performance Certificate is available upon request.

### **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.