



**40 Fir Rigg Drive**

**Marske-By-The-Sea, TS11  
6BZ**

**£225,000**

**Energy Rating : D**



# 40 Fir Rigg Drive

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## Description

Step into sheer comfort with this charming 2 bedroom detached bungalow! The design strikes a perfect balance between modern style and warm livability, keeping convenience at the forefront. The property culminates in a well-planned ground floor that breathes effortless flow. This haven is perfect for those seeking a home that caters to a chic and efficient lifestyle. Could this be 'The One' you've been searching for? Own your dream today! The property benefits from gas central heating and uPVC double glazing, briefly comprising; L-shaped entrance hall, spacious living room and open plan modern fitted kitchen/breakfast area. Two well-sized bedrooms and family shower room/WC. Externally; long side drive, detached garage and mature gardens.

## Accommodation

### L Shaped Entrance Hall

Upvc double glazed entrance door to the side, stylish laminate flooring, double radiator, useful storage cupboard and decorative ceiling coving. Independent access to all rooms and to a boarded loft space via a retractable ladder with power/light and housing the Worcester gas central heating boiler.

### Living Room 10' 1" x 18' 2" (3.07m x 5.53m)

Attractive upvc double glazed bow window to the front allowing the room to fill with a good degree of natural light. Double radiator, wall mounted gas fire with decorative surround and decorative ceiling coving.

### Modern Fitted Kitchen/Dining Room 20' 1" x 10' 2" (6.12m x 3.10m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, space for an under counter fridge, gas cooker point with cooker hood over. Double radiator, stylish laminate flooring, upvc double glazed windows to the side and rear, upvc double glazed entrance door to the side giving access to the rear garden.

### Master Bedroom 10' 2" x 12' 7" (3.10m x 3.83m)

Upvc double glazed window to the rear, double radiator, fitted wardrobes and decorative ceiling coving.

### Bedroom 2 10' 3" x 10' 4" (3.12m x 3.15m)

Upvc double glazed bow window to the front, double radiator and decorative ceiling coving.

### Family Shower Room/WC

White suite comprising of a double shower cubicle, pedestal wash hand basin, low flush wc, useful storage cupboard, tiled walls and a upvc double glazed window to the side.

## Externally

### Driveway

A long side driveway that leads to a detached garage and offering ample off street parking with the additional bonus of security lighting.

### Detached Garage

Up and over door to the front, power/light, side window and a rear utility area.

### Utility Area

Range of base units finished with laminate worktops, stainless steel inset sink, plumbing for a washing machine and tumble dryer. PVC clad ceiling, upvc double glazed window to the rear and a side courtesy door.

### Gardens

The front garden is laid to an open mature lawn with well established hedges/ borders shrubs and plants. The rear garden enjoys a good degree of privacy beginning with a block paved patio area which incorporates a full wrap around footpath

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with centred lawn and well established borders of shrubs and plants. Further boasting a garden shed, bin storage area, outside tap and side access gate.

### **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 D. 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.