



189 Roseberry Road
Redcar, TS10 4AP

£225,000

Energy Rating : B



189 Roseberry Road

Description

Have you been searching for that perfect family home? have a look at what this beauty has to offer! So whether you are looking for space to grow into or just practical living accommodation this home really has it all and even manages to offer even further potential only limited by your own imagination! This lovely home combines intimate residential living with open spaces, creating a seamless blend of indoor and outdoor living. Don't miss out on making this dwelling your forever home! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, open plan living/dining room and modern fitted kitchen with utility room and access to the downstairs cloaks/WC. To the first floor; Three Spacious bedrooms and family bathroom/WC. Externally; block paved driveway, attached garage & larger than average SOUTH-facing rear garden which affords complete privacy.

Accommodation

Entrance Hall

Upvc double glazed entrance door to the front with adjacent glazed surround, solid wood flooring and single radiator. Independent access to all rooms and the first floor staircase.

Open Plan Living/Dining Room 24' 9" x 12' 1" (7.54m x 3.68m)

Upvc double glazed window to the front, upvc double glazed french doors to the rear with adjacent glazed surround. Two vertical radiators and a feature wall mounted gas fire. Distinctive solid wood flooring.

Modern Fitted Kitchen 8' 6" x 14' 1" (2.59m x 4.29m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Composite inset sink unit with mixer tap, integrated dishwasher, space for an under counter fridge and space for an under counter freezer. Built in electric oven with gas hob and stainless steel cooker hood over. Useful storage cupboard, upvc double glazed window to the rear and an access door to the side giving access to the utility room.

Utility Room

Laminate worktop, plumbing for a washing machine, space for a tumble dryer, Belfast sink unit, access to the downstairs cloakroom and double radiator. Upvc double glazed window and entrance door to the rear and a courtesy door into the garage.

Downstairs Cloakroom

White suite comprising of a push button wc.

First Floor

Landing

Upvc double glazed window to the side, useful storage cupboard and independent access to all rooms and loft space.

Master Bedroom 12' 6" x 11' 5" (3.81m x 3.48m)

Upvc double glazed window to the front and single radiator.

Bedroom 2 12' 2" x 11' 5" (3.71m x 3.48m)

Upvc double glazed window to the rear and single radiator.

Bedroom 3 8' 10" x 6' 10" (2.69m x 2.08m)

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

Family Bathroom

Modern white suite comprising of a roll top bath with mixer tap and hand held shower attachment. Separate corner shower cubicle, pedestal wash hand basin with mixer tap, push button wc, downlights, extractor unit and a upvc double glazed window to the rear.

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Externally

Driveway

Block paved driveway leading to an attached garage.

Attached Garage

Electric roller door, power/light and a rear courtesy door.

Gardens

The front garden sits behind an attractive dwarf wall and is mainly laid to a mature lawn with attractive borders of shrubs and plants. The rear garden enjoys a fantastic degree of privacy benefits from a South facing aspect which makes it ideal for the sun worshippers and to enjoy those warm summer evenings. Beginning with a patio area which incorporates a footpath, mature lawn and vegetable patch, attractive borders of shrubs and plants and a rear pebbled area with garden shed.

Solar Panels

There are solar panels to one side of the roof.

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 B. 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 49

Viewing Arrangements

Tel: 01287 630733

Email: 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.