



65 Laburnum Road
Redcar, TS10 3LZ

£139,995

Energy Rating : D



65 Laburnum Road

Description

Whether you have been searching for the perfect place to take your first steps onto the property ladder or looking for a tidy little investment, then have a LOOK at what this lovely home has to offer! Offering plenty out of the ordinary with a modern fitted kitchen, luxury family bathroom and private rear garden. A truly lovely home all within walking distance of the beach, Zetland Park, Shops, Local School and Public Transport. BOOK your viewing NOW!

Accommodation

Entrance Hall

Upvc double glazed entrance door to the front, single radiator, stylish laminate flooring and staircase to the first floor.

Living Room 13' 9" x 9' 9" (4.19m x 2.97m)

Upvc double glazed window to the front, single radiator, traditionally styled fire place with gas fire, decorative ceiling coving and ceiling rose.

Dining/Family Room 11' 10" x 11' 7" (3.60m x 3.53m)

Upvc double glazed french doors to the rear, single radiator, stylish laminate flooring and decorative ceiling coving.

Modern Fitted Kitchen 6' 7" x 14' 3" (2.01m x 4.34m)

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 upright fridge freezer, plumbing for a washing machine, built in electric oven with separate hob. Single radiator, tiled flooring and a upvc double glazed window to the side.

Inner Lobby

Upvc double glazed window and entrance door to the side giving access to the rear garden. Store area and access to the utility.

Utility Room

Modern white suite comprising of a low flush wc, pedestal wash hand basin, plumbing for a washing machine, space for a tumble dryer and a upvc double glazed window to the side.

First Floor

Landing

Upvc double glazed window to the side and independent access to all rooms and loft space.

Master Bedroom 11' 8" x 14' 4" (3.55m x 4.37m)

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

Bedroom 2 9' 9" x 12' 9" (2.97m x 3.88m)

Upvc double glazed window to the front, stylish laminate flooring and useful storage cupboard.

Luxury Family Bathroom/WC

Modern white suite comprising of an 'L' shaped panel bath with waterfall mixer tap, overhead dual shower attachments and shower screen. Vanity wash hand basin with waterfall mixer tap, push button wc, chrome towel radiator, tiled walls and a upvc double glazed window to the rear.

Externally

Driveway

Concrete driveway leading to the front and offering ample off street parking.

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Gardens

The front garden has been designed for low maintenance being mainly laid to a concrete area which amplifies off street parking with a small lawn with attractive borders of shrubs and plants. The rear garden is larger than average enjoys a good degree of privacy beginning with a block paved patio area before extending to a mature lawn.

Council Tax Band

Council Tax Band:- A

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

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.