



2 Kendal Grove
Redcar, TS10 4JJ

£135,000

Energy Rating : D



2 Kendal Grove

Description

Whether you are looking to take your first steps onto the property ladder or to begin/enhance a buy to let portfolio this 3 bedroom family home is the one for you! This lovely home is bursting with charm, space and a larger than average rear garden which affords a good degree of privacy. All in all a lovely home in great location bursting with key selling features and somehow even further potential! MUST VIEW!!! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, open plan living/dining room and fitted kitchen. To the first-floor; two well-sized double bedrooms, family bathroom with separate WC and bedroom 3. Externally; communal parking space, lawned front garden and larger than average rear garden which affords a good degree of privacy.

Accommodation

Entrance Hall

Composite entrance door to the front, upvc double glazed window to the side and a useful understairs storage cupboard. Independent access to all rooms and to the first floor staircase.

Open Plan Living/Dining Room 20' 2" x 12' 7" (6.14m x 3.83m)

Light and airy dual aspect room with upvc double glazed window to the front and rear. Two double radiators and a feature wall mounted gas fire with decorative surround.

Fitted Kitchen 9' 0" x 9' 6" (2.74m x 2.89m)

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, space for an upright fridge freezer, space for a gas cooker and a useful storage cupboard. Upvc double glazed window to the rear and a solid wood entrance door to the side giving access to the rear garden and to the out buildings.

First Floor

Landing

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

Master Bedroom 13' 0" x 9' 9" (3.96m x 2.97m)

Upvc double glazed window to the front and single radiator.

Bedroom 2 9' 0" x 10' 10" (2.74m x 3.30m)

Upvc double glazed window to the rear, single radiator and stylish laminate flooring.

Family Bathroom

Suite comprising of a panel bath, vanity wash hand basin with base storage unit. Tiled surrounds and a upvc double glazed window to the rear.

Separate WC

White suite comprising of a push button wc and a upvc double glazed window to the side.

Bedroom 3 8' 0" x 8' 10" (2.44m x 2.69m)

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

Externally

Parking

Communal/on street parking.

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Gardens

The front garden sits behind an attractive dwarf wall is mainly laid to lawn with a footpath. The rear garden is larger than average and enjoys a fantastic degree of privacy and again is mainly laid to a mature lawn with a block paved patio and footpath. Two brick storage/outbuildings and a side access gate.

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

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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

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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.