



45 Fulmerton Crescent
Redcar, TS10 4NJ

£325,000

Energy Rating : D



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Description

WHAT AN ABSOLUTE HIDDEN GEM! Occupying a fantastic SOUTH-facing position in this super highly sought after location, a superb opportunity has arisen to acquire a well-presented, substantially extended & individually designed three bedroomed detached bungalow. Rarely does the opportunity arise to acquire such a substantial & well presented home, which also offers flexible living accommodation. SIMPLY put this home really has it all and we are confident you will not fail to be impressed from arrival to your final steps on the threshold. MUST VIEW! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; hallway, open plan living/family room, modern fitted kitchen/dining area with utility room. Three double bedrooms and family bathroom/WC. Externally; attractive resin-bound driveway, larger style detached garage & SOUTH-facing rear garden which affords complete privacy.

Accommodation

Entrance Hall

Composite entrance door to the front with adjacent glazed surround. Useful storage cupboard, single radiator and decorative ceiling coving. Independent access to all rooms.

Open Plan Living/Family Room *14' 10" x 29' 6" (4.52m x 8.98m)*

Light and airy dual aspect room with upvc double glazed window to the front, upvc double glazed patio doors to the rear and two upvc double glazed windows to the side. Traditionally styled gas fire with decorative surround, three double radiators and decorative surround.

Modern Fitted Kitchen/Dining Area *16' 5" x 16' 2" (5.00m x 4.92m)*

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Porcelain inset sink unit with mixer tap, plumbing for a dishwasher, space for an under counter fridge and undercounter freezer. Built in electric oven with hob and cooker hood over, single radiator and a upvc double glazed window to the rear.

Utility Room *5' 5" x 11' 10" (1.65m x 3.60m)*

Range of tall and base units incorporating laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer and a single radiator. Upvc double glazed window to the side and a composite entrance door to the side.

L Shaped Inner Hallway

Giving independent access to all rooms and the loft space. Single radiator.

Master Bedroom *22' 8" x 13' 2" (6.90m x 4.01m)*

Upvc double glazed window to the rear, double radiator, quality fitted wardrobes with matching drawer units. Wall lights.

En-Suite WC

White suite comprising of a push button wc, vanity wash hand basin with mixer tap, single radiator, storage cupboard and a upvc double glazed window to the side. (This could easily be optimised as an en-suite shower room).

Bedroom 2 *9' 10" x 15' 0" (2.99m x 4.57m)*

Upvc double glazed window to the front, double radiator and fitted wardrobes.

Bedroom 3 *11' 10" x 9' 3" (3.60m x 2.82m)*

Upvc double glazed window to the front and single radiator.

Family Bathroom

White suite comprising of a panel bath with mixer tap, separate shower cubicle, vanity unit housing a wash hand basin with mixer tap, push button wc, base storage units and a matching tall storage unit. Single radiator, tiled surrounds and a upvc double glazed window to the side.

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Externally

Driveway

Attractive and extensive resin bound driveway that leads along the side to the detached garage and offers a footpath to the front and ample off street parking being well lit with security lighting.

Detached Garage 33' 9" x 12' 5" (10.28m x 3.78m)

Up and over door, upvc double glazed windows to the side and rear, upvc double glazed entrance door to the rear, power/light and overhead storage.

Gardens

The front garden sits behind an attractive dwarf wall and is laid mainly to a mature lawn with attractive borders of shrubs and plants. Resin bound footpath and a sandstone storm porch with security lighting. The rear garden enjoys a fantastic degree of privacy and benefits from a south facing aspect making it ideal for the sun worshippers and offering your very own slice of relaxation. Beautifully landscaped beginning with an extensive patio area before extending to a mature lawn with attractive borders of shrubs, plants and trees. Further boasting a rear privacy hedge, greenhouse, water butt, security lighting and side access gate.

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**

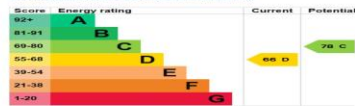
Agent Notes

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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

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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.