



**37 Tees Road**  
Redcar, TS10 1QB

**£135,000**

**Energy Rating :**



# 37 Tees Road

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## Description

Have you been searching for your dream home? Full of charm & character but still ripe & ready to be improved in your own styling ? THEN look no FURTHER! This 3 bedroom semi-detached home sits on a fantastic plot in a brilliant location and must not be missed. A chance to buy a lovely home bursting with further potential!!! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, fitted kitchen, bay-fronted living room and dining/family room. To the first-floor; two double bedrooms, family bathroom/WC and bedroom 3. Externally; block-paved driveway, detached garage & well-sized private rear garden.

## Accommodation

### Entrance Porch

Upvc double glazed entrance door to the front with adjacent glazed surround. Inner door to the hallway.

### Hallway

Inner door to the front with adjacent glazed surround, single radiator, stairs to the first floor, two useful understairs storage cupboards housing the meters and the gas central heating boiler.

### Living Room 10' 6" x 10' 9" (3.20m x 3.27m)

Upvc double glazed bay window to the front, double radiator, decorative ceiling coving and ceiling rose. Opening to :-

### Open Plan Dining/Family Room 10' 5" x 17' 9" (3.17m x 5.41m)

Upvc double glazed patio doors to the rear, single radiator, gas fire with decorative surround, decorative ceiling coving and ceiling rose.

### Fitted Kitchen 11' 4" x 7' 4" (3.45m x 2.23m)

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, gas cooker point with cooker hood over and half tiled walls. Upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

## First Floor

### Landing

Upvc double glazed window to the side, attractive spindle balustrade and independent access to all rooms.

### Master Bedroom 10' 7" x 10' 8" (3.22m x 3.25m)

Upvc double glazed bay window to the front and single radiator.

### Bedroom 2 10' 7" x 11' 6" (3.22m x 3.50m)

Upvc double glazed window to the rear and single radiator.

### Bedroom 3 6' 5" x 6' 7" (1.95m x 2.01m)

Upvc double glazed window to the front and single radiator.

### Family Bathroom

Suite comprising of a panel bath, pedestal wash hand basin, low flush wc, single radiator, tiled walls and a upvc double glazed window to the side.

## Externally

### Driveway

## 37 Tees Road

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Sitting behind an attractive double wrought iron gates is an extensive block paved side drive which leads to the detached garage and offers ample off street parking.

### **Detached Garage**

Double timber doors, power and light.

### **Gardens**

The front garden sits behind an attractive dwarf wall with wrought iron detail and has been fully block paved to amplify off street parking and for easy maintenance. The rear garden enjoys a good degree of privacy and beginning with a block paved patio area which incorporates a footpath and a further rear patio area. Mature lawn with attractive borders and two large garden sheds.

### **Council Tax Band**

Council tax band:- B

### **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.



### Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto: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.