



1 Arnside Close
Redcar, TS10 2UH

£195,000

Energy Rating : B



1 Arnside Close

Description

LOCATION LOCATION LOCATION!!! Situated on the super desirable 'Taylor Wimpey' 'Rowan Garth' development is this beautifully presented 3 bedroom semi-detached home. This lovely home offers a host of modern comforts that should be expected from a property of its build age but under the careful hands of the current seller it has been meticulously improved and upgraded to offer the fantastically enviable combination of contemporary and practical accommodation. NOT TO BE MISSED! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, downstairs cloaks/WC and open plan modern fitted kitchen/Dining room. To the first-floor; master bedroom with quality fitted wardrobes and en-suite shower room/WC. Two further double bedrooms and family bathroom/WC. Externally; double width driveway & private rear garden.

Accommodation

Entrance Lobby

Composite entrance door to the front, single radiator and built in hard wearing entrance mat style flooring. Inner door to the living room and access to the first floor staircase.

Living Room 14' 1" x 12' 2" (4.29m x 3.71m)

Upvc double glazed window to the front, double radiator and access to the inner lobby.

Inner Lobby

Useful storage cupboard, stylish tiled flooring, access to the downstairs cloakroom and an opening to the kitchen diner.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with mixer tap, single radiator, stylish tiled flooring and an extractor unit.

Open Plan Stunning Fitted Kitchen/Dining Room 9' 7" x 15' 4" (2.92m x 4.67m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated fridge freezer, plumbing for a slimline dishwasher, integrated washing machine and a concealed gas central heating boiler. Built in electric oven with separate hob, stainless steel splash back and cooker hood over. Stylish tiled flooring, double radiator and extractor unit. Upvc double glazed french doors to the rear with adjacent glazed surround which give an effortless connection to the rear garden making alfresco dining a viable option.

First Floor

Landing

Attractive spindle balustrade and independent access to all rooms and the loft space.

Master Bedroom 11' 2" x 10' 2" (3.40m x 3.10m)

Upvc double glazed window to the front, single radiator and quality "Hammonds" fitted wardrobes.

En-Suite Shower Room

Modern white suite comprising of a shower cubicle, floating wash hand basin with mixer tap, push button wc, half tiled walls, single radiator, extractor unit and a upvc double glazed window to the front.

Bedroom 2 10' 8" x 8' 8" (3.25m x 2.64m)

Upvc double glazed window to the rear and single radiator.

Bedroom 3 6' 6" x 11' 7" (1.98m x 3.53m)

Upvc double glazed window to the rear and single radiator.

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Family Bathroom/WC

Modern white suite comprising of a panel bath with mixer tap and hand held shower attachment. Floating wash hand basin with mixer tap, push button wc, single radiator, half tiled walls and an extractor unit.

Externally

Driveway

Double width driveway offering ample off street parking.

Gardens

The front garden is laid to two small lawned areas with a block paved footpath. The rear garden enjoys a good degree of privacy beginning with a block paved patio area before extending on to a mature lawn.

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.

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Energy rating and score

This property's energy rating is B. It has the potential to be A.

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

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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.