



61 Brooksbank Avenue
Redcar, TS10 1HW

£195,000

Energy Rating : E



Description

Every once in a while a property is brought to the market that simply exceeds all previous expectations, THIS is one of those TIMES! In our opinion this absolutely stunning 3 bedroom bungalow is the very pinnacle of the style of home being taken above & beyond the standard specification, now boasting luxury after luxury but still managing to radiate a welcoming warmth & practical accommodation throughout. All in all a simply must view home that will not last long on the open market, Pick up the phone and BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room and stunning heart of the home fitted kitchen/dining/family room. Two double bedrooms and luxury family bathroom/WC. To the first-floor; well-sized & versatile loft room. Externally; Low-maintenance frontage which amplifies off-street parking & larger than average rear garden which affords a good degree of privacy. A beautiful home that has undergone a meticulous & extensive renovation program, so all you need to do is bring your furniture!

Accommodation

Entrance Hall

Upvc double glazed entrance door to the side, stylish vertical radiator and independent access to all rooms . Opening to the kitchen diner.

Heart of the Home Open Plan Stunning Fitted Kitchen/Dining/Family Room *18' 7" x 14' 9" (5.66m x 4.49m)*

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Composite inset sink unit with mixer tap, built in electric oven with gas hob, glazed splash back and cooker hood over. Two double radiators, downlights, stylish laminate flooring, access to a downstairs cloakroom and access to the first floor staircase. Upvc double glazed window to the side and rear, upvc double glazed french doors and another entrance door to the rear.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, floating wash hand basin with mixer tap and a upvc double glazed window to the rear.

Living Room *10' 1" x 13' 5" (3.07m x 4.09m)*

Upvc double glazed window, wall mounted log effect flicker flame fire and a double radiator.

Bedroom 2 *10' 3" x 9' 0" (3.12m x 2.74m)*

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

Bedroom 3 *12' 7" x 9' 6" (3.83m x 2.89m)*

Upvc double glazed window to the side and double radiator.

Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower screen. Vanity wash hand basin with waterfall mixer tap and base storage unit. Push button wc, grey towel radiator, pvc clad walls and ceiling with down lights. Upvc double glazed window to the side.

First Floor

Master Bedroom *12' 6" x 13' 6" (3.81m x 4.11m)*

Velux windows to the side and rear, double radiator and downlights.

Externally

Driveway

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Concrete imprint driveway that offers ample off street parking.

Gardens

The front garden sits behind an attractive dwarf wall and has been designed for low maintenance to amplify off street parking as well as offering attractive raised borders. The rear garden is larger than average, enjoys a fantastic degree of privacy and benefits from a west facing aspect beginning with a patio area before extending onto a mature open lawn.

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.

Energy rating and score

This property's energy rating is E. 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

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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.