



**10 Newlyn Way**  
**Redcar, TS10 2RN**

**£160,000**

**Energy Rating : C**



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## Description

Situated on the super desirable 'Ings' residential development is this absolutely stunning 2 bedroom semi-detached home. This beautiful home absolutely radiates quality after quality and very simply put is one of the very finest of its kind. Worthy of particular mention being the luxury family bathroom/WC & SOUTH-facing rear garden. Early viewing is strongly advised! The property benefits from gas central heating and uPVC double, briefly comprising; entrance vestibule, living room, open plan modern fitted kitchen/breakfast area. To the first-floor; two double bedrooms and luxury family bathroom/WC. Externally; long side drive, lawned front garden and SOUTH-facing rear garden.

## Accommodation

### Entrance Vestibule

Upvc double glazed entrance door to the front, upvc double glazed window to the side and single radiator. Inner door to the living room.

### Living Room *12' 5" x 15' 2" (3.78m x 4.62m)*

Upvc double glazed window to the front, two single radiators, attractive spindle staircase to the first floor and decorative ceiling coving.

### Modern Fitted Kitchen *12' 4" x 8' 9" (3.76m x 2.66m)*

Modern 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 and space for an American fridge freezer. Built in electric oven with hob and stainless steel cooker hood over. Single radiator, stylish laminate flooring and both a upvc double glazed window and entrance door to the rear.

## First Floor

### Landing

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

### Master Bedroom *10' 5" x 8' 9" (3.17m x 2.66m)*

Upvc double glazed window to the rear, single radiator and quality fitted wardrobes.

### Bedroom 2 *7' 8" x 10' 0" (2.34m x 3.05m)*

Upvc double glazed window to the front, single radiator and two useful storage cupboards.

### Luxury Family Bathroom

Fully tiled modern white suite comprising of a corner shower cubicle with dual overhead shower attachments. Free standing bath with mixer tap and hand held shower attachment. Floating vanity wash hand basin with mixer tap, push button wc, black towel radiator, pvc clad ceiling with downlights and an extractor unit.

## Externally

### Driveway

A long side driveway offering ample off street parking.

### Gardens

The front garden is laid to an open and mature lawn with block paved footpath. The rear garden enjoys a good degree of privacy and benefits from a south facing aspect making it ideal for enjoying those warm summer evenings. Beginning with a block paved patio area before extending onto a mature lawn with attractive borders of shrubs and plants. Further boasting an outside tap, garden shed and side access gate.

# 10 Newlyn Way

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## **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 C. 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](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.