



2 Sandmoor Road
New Marske, TS11 8BP

£180,000

Energy Rating : C



2 Sandmoor Road

Description

Location, Location, Location! Have you been searching for the perfect home to take your first steps onto the property ladder? then look no further! this lovely home offers plenty out of the ordinary along with key features so if your looking for space to grow into and larger than average garden to enjoy warm summer nights then what you waiting for? Pick up the phone and book your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room and modern fitted kitchen/dining room. To the first-floor; two double bedrooms, family bathroom/WC and bedroom 3. Externally; driveway, attached garage, front garden and WEST-facing rear garden.

ACCOMMODATION:

Entrance Lobby

uPVC double glazed entrance door to the front with adjacent glazed surround, stylish laminate flooring, door giving access to the living room and staircase to first-floor.

Living Room 16' 2" x 12' 7" (4.92m x 3.83m)

uPVC double glazed window to the front, double radiator, wall mounted electric fire with decorative surround, downlights, stylish laminate flooring and decorative ceiling coving.

Open Plan Modern Fitted Kitchen / Dining Area 8' 2" x 19' 2" (2.49m x 5.84m)

Modern range of wall and base units incorporating; drawers, laminate worktops and tiled splashbacks. Stainless steel inset sink unit with mixer tap, built in electric oven and gas hob with stainless steel cooker hood over. Plumbing for both a dishwasher and washing machine, integrated fridge & integrated freezer. Single radiator, useful storage cupboard, stylish tiled flooring, uPVC double glazed window and patio doors to the rear.

FIRST - FLOOR:

Landing Area

uPVC double glazed window to the side, useful storage cupboard, access to all rooms and to the partially boarded loft space via retractable ladder and with power, light & housing the gas central heating boiler.

Bedroom 1 10' 6" x 10' 9" (3.20m x 3.27m)

uPVC double glazed window to the front, single radiator and downlights.

Bedroom 2 10' 2" x 10' 3" (3.10m x 3.12m)

uPVC double glazed window to the rear, single radiator and decorative ceiling coving.

Family Bathroom/WC

Modern white suite comprising; panel bath with mixer tap, overhead electric shower and shower curtain. Pedestal wash hand basin with mixer tap and push button WC. Double radiator, tiled walls, downlights and uPVC double glazed window to the rear.

Bedroom 3 9' 8" x 7' 11" (2.94m x 2.41m)

uPVC double glazed window to the front, single radiator and useful storage cupboard.

EXTERNALLY:

Driveway

Double width drive leading to attached garage.

Attached Garage

Up and over door, power, light, window and courtesy door to the rear.

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Gardens

The front garden sits behind an attractive dwarf timber fence and hedge, being mainly laid to lawn. The rear garden enjoys a good degree of privacy and boasts a WEST-facing aspect making it ideal for enjoying those warm summer nights. Beginning with a block paved patio area before extending to the decked area with summer house and seating area with storage under. Further boasting an extensive lawned area with attractive borders of plants & shrubs, side privacy hedge, cold water tap, and side access gate.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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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 50

Viewing Arrangements

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