



49 Raby Road
Redcar, TS10 2HF

£240,000

Energy Rating : D



49 Raby Road

Description

WOW WOW WOW! Feast your eyes on this absolutely stunning, substantially extended & carefully re-modelled 4 bedroom semi-detached family home. This beautiful home summarises modern living & radiates a simple elegance only comparable with showhomes. Simply put a much improved family home in a glorious location, what's not to love! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, bay-fronted living room and heart of the home open plan fitted kitchen/dining/family room. To the first-floor; bay-fronted master bedroom, well-sized second bedroom, luxury family bathroom/WC and bedroom 3. Second Floor; bedroom 4 and dressing room/ home office. Externally; long side drive, detached garage & mature gardens.

ACCOMMODATION:

Entrance Hall

uPVC double glazed entrance door to the front with adjacent glazed surround, stylish laminate flooring, double radiator, useful storage cupboard, access to the downstairs cloaks/WC and attractive spindle staircase to the first-floor.

Downstairs Cloaks/WC

Modern white suite comprising; push button WC, floating wash hand basin with mixer tap, stylish laminate flooring and uPVC double glazed window to the side.

Living Room 11' 8" x 11' 4" (3.55m x 3.45m) [Excluding-Bay]

uPVC double glazed bay window to the front, double radiator and stylish laminate flooring.

Heart of the home open plan fitted kitchen / dining room 17' 7" x 18' 9" (5.36m x 5.71m) [Maximum]

Modern & quality range of tall, wall and base units incorporating; drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink with mixer tap, plumbing for a dishwasher, plumbing for a washing machine, space for an american fridge/freezer, wall mounted 'Baxi' gas central heating boiler, built in electric oven with separate hob and cooker hood over. Stylish laminate flooring, double radiator and opening to the family room. uPVC double glazed windows to the side & rear and patio doors to the rear garden.

Family Room 14' 6" x 11' 5" (4.42m x 3.48m)

A warm and cozy room with a particular feature being the recessed log affect electric fire, stylish laminate flooring and column radiator.

FIRST - FLOOR:

Landing Area

uPVC double glazed window to the side, attractive spindle balustrade, decorative ceiling coving and access to the second-floor staircase.

Master Bedroom 10' 5" x 11' 9" (3.17m x 3.58m) [Excluding-Bay]

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

Bedroom 2 12' 7" x 10' 4" (3.83m x 3.15m)

uPVC double glazed window to the rear and double radiator.

Luxury Family Bathroom/WC

A fully tiled modern white suite comprising; panel bath with waterfall mixer tap and handheld shower attachment. Separate double shower cubicle with overhead and rainfall shower attachments. Vanity wash hand basin with waterfall mixer tap, push button WC, chrome towel radiator, PVC clad ceiling with downlights, extractor unit and uPVC double glazed window to the side.

Bedroom 3 6' 8" x 8' 5" (2.03m x 2.56m)

49 Raby Road

uPVC double glazed window to the front and single radiator.

SECOND - FLOOR:

Bedroom 4 / Guest Bedroom 9' 3" x 8' 4" (2.82m x 2.54m)

uPVC double glazed window to the rear.

Dressing / Storage Room 10' 0" x 8' 9" (3.05m x 2.66m) [Maximum]

A versatile room which could be optimised as a home office, dressing room or equally just for additional storage with Velux window to the front and eaves storage cupboard.

EXTERNALLY:

Driveway

Attractive resin bound long side drive, leading to the detached garage and offering ample off-street parking.

Detached Garage

With up + over door, power, light, side window and courtesy door.

Gardens

The front sits behind an attractive dwarf wall and has been designed for low-maintenance being laid to a pebbled area. The rear enjoys a good degree of privacy and is larger than average beginning with a block paved patio area before extending onto a mature lawned area.

Council Tax Band

Council tax band:- D

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 D. It has the potential to be C.

[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

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.