



**4 Skerries Crescent**  
Redcar, TS10 4SH

**£130,000**

**Energy Rating : C**



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## Description

NOT to be MISSED! Have you been looking to take your first steps onto the property market and wanting a move-in ready property in a great location? THEN look no FURTHER! This beautifully presented home certainly packs a punch and is bursting at the seams with upgrades & luxuries. Viewing Highly Recommended!!! The property benefits from has central heating and uPVC double glazing, briefly comprising; entrance porch, living room and open plan fitted kitchen/breakfast area. To the first-floor; two well-sized double bedrooms and family bathroom/WC. Externally; driveway, lawned front garden and private WEST-facing rear garden.

## Accommodation

### Entrance Porch

Upvc double glazed entrance door to the side, upvc double glazed windows to the front and side. Stylish solid wood flooring.

### Living Room 16' 7" x 12' 4" (5.05m x 3.76m)

Upvc double glazed bow window to the front which allows the room to fill with a good degree of natural light. Double radiator, feature wall mounted gas fire with decorative surround. Access to the first floor staircase.

### Open Plan Modern Fitted Kitchen/Dining Room 8' 7" x 12' 4" (2.61m x 3.76m)

Modern range of wall and base units incorporating drawers, laminate worktops, co-ordinating upstands and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine and space for an upright fridge freezer. Built in electric oven with hob and cooker hood over. Stylish laminate flooring, double radiator and upvc double glazed patio doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden making alfresco dining a viable option.

## First Floor

### Landing

Independent access to all rooms and to the loft space.

### Master Bedroom 8' 7" x 10' 6" (2.61m x 3.20m)

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

### Bedroom 2 9' 1" x 12' 4" (2.77m x 3.76m)

Upvc double glazed window to the front and single radiator.

### Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower screen. Pedestal wash hand basin with mixer tap, push button wc, single radiator, stylish tiled flooring, pvc clad walls, useful storage cupboard, extractor unit and a upvc double glazed window to the side.

## Externally

### Driveway

A long side driveway offering ample off street parking.

### Gardens

The front garden is laid to an open and mature lawn. The rear garden enjoys a fantastic degree of privacy and benefits from a west 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 a garden shed, outside tap and side access gate.

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### **Council Tax Band**

Council tax band:- B

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

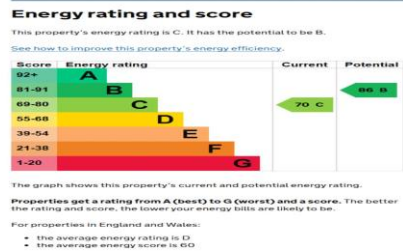
### **Mortgage Services**

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.

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**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.