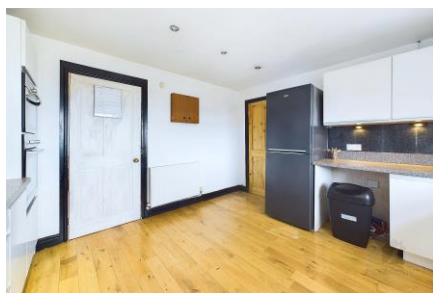


66 Sedgemoor Road



66 Sedgemoor Road

Middlesbrough, TS6 0UA

£85,000

Energy Rating : C



Description

MUCH more than a standard terrace! Whether you are looking to take your first steps onto the property ladder or looking for an ideal investment opportunity this home will be perfect for you. This lovely home has been stylishly decorated/modernised over the years and is in ready to move into condition and therefore perfect for the first time buyer. Equally the property is bursting with investment potential whether that be via a residential let which will return a very healthy rental yield or the very much up and coming holiday let which is known for returning very steady profits. All in all a lovely home in a great location for shops, amenities and transport links, that simply MUST be viewed to be fully appreciated!

Accommodation

Living Room 17' 6" x 12' 1" (5.33m x 3.68m)

Upvc double glazed entrance door and upvc double glazed window to the front. Stylish solid wood flooring, radiator and a ceiling fan light.

Inner Hallway

Upvc double glazed entrance door to the rear giving access to the rear garden. Access to the downstairs cloakroom, access to the first floor staircase, radiator, useful storage cupboard and stylish solid wood flooring.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin, pvc clad walls and a upvc double glazed window to the rear.

Stunning Fitted Kitchen 11' 6" x 11' 4" (3.50m x 3.45m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops, co-ordinating upstands and complimenting pvc clad splash backs. Composite inset sink unit with mixer tap, plumbing for a washing machine, plumbing for a dishwasher and space for an upright fridge freezer. Built in electric oven with microwave, separate hob, stainless steel splashback and cooker hood over. Concealed gas central heating boiler, downlights, double radiator, useful storage cupboard and a upvc double glazed window to the rear.

First Floor

Landing

Independent access to all rooms and loft space.

Master Bedroom 12' 8" x 15' 4" (3.86m x 4.67m)

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

Bedroom 2 11' 1" x 11' 6" (3.38m x 3.50m)

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

Luxury Family Bathroom

Modern white suite comprising of a double shower cubicle, panel bath with mixer tap and hand held shower attachment. Vanity unit housing the wash hand basin with mixer tap, base storage unit finished with worktops. Chrome towel radiator, pvc clad walls, downlights, extractor fan, stylish tiled flooring and a upvc double glazed window to the rear.

Bedroom 3 8' 3" x 8' 10" (2.51m x 2.69m)

Upvc double glazed window to the front and double radiator.

Externally

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Driveway

Driveway located at the rear and sits behind double wrought iron gates, communal parking to the front.

Gardens

The front garden is laid to an open lawn with concrete footpath. The rear garden is mainly laid to lawn with concrete footpath and double wrought iron gates to the rear which offers the space for the driveway. Brick shed, outside tap and security lighting.

Council Tax Band

Council tax band:- A

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: teesside@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.