



**2 Stirling Road**  
**Redcar, TS10 2JU**

**£225,000**

**Energy Rating : D**



## 2 Stirling Road

---

### Description

WOW WOW WOW! What an absolutely beautiful home! Sitting on a fantastic SOUTH-facing plot in this super highly sought after location, this 1930's traditionally styled 3 bedroom semi-detached family home is absolutely one of the finest around. Beautifully presented in line with the personality of the home but sympathetically complimented with a host of modern comforts. Radiating warmth, quality and elegance. VIEWING is a MUST!!! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room, dining room and modern fitted kitchen. To the first-floor; three double bedrooms and luxury family shower room/WC. Externally; driveway, integral garage and larger than average SOUTH-facing rear garden.

### Accommodation

#### Entrance Vestibule

Solid wood entrance door to the front with adjacent glazed surround. Inner door to the hallway.

#### Hallway

Solid wood inner door to the front with stain glass adjacent surround. Two useful understairs storage cupboard, independent access to all rooms and to the first floor staircase.

#### Living Room 11' 8" x 12' 1" (3.55m x 3.68m)

Upvc double glazed bay window to the front, double radiator, wall mounted gas fire with decorative surround. Wall lights and decorative ceiling coving.

#### Dining Room 13' 4" x 11' 8" (4.06m x 3.55m)

Upvc double glazed french doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden making alfresco dining a viable option. Double radiator, wall mounted electric fire, laminate flooring, dado rail and decorative ceiling coving.

#### Modern Fitted Kitchen 16' 2" x 7' 3" (4.92m x 2.21m)

Modern range of tall, wall and base units incorporating drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, integrated under counter fridge, under counter freezer and an integrated dishwasher. Concealed space with adequate plumbing for a washing machine. Built in electric oven with cooker hood over, two upvc double glazed windows to the side, upvc double glazed window to the opposite side and an inner door to the rear giving access to a rear lobby.

#### Rear Lobby

Upvc double glazed entrance door to the rear which gives a connection to the rear garden and access to a downstairs cloakroom.

#### Downstairs Cloakroom

Modern white suite comprising of a push button wc, floating wash hand basin with mixer tap, pvc clad ceiling and walls. Tiled flooring.

#### First Floor

#### Landing

Stain glass window to the side, attractive balustrade and independent access to all rooms and access to a partially boarded loft space.

#### Master Bedroom 12' 4" x 9' 6" (3.76m x 2.89m)

Upvc double glazed bay window to the front, double radiator and quality fitted wardrobes.

#### Bedroom 2 9' 10" x 9' 6" (2.99m x 2.89m)

## 2 Stirling Road

---

Upvc double glazed window to the rear, double radiator and a useful storage cupboard housing the Baxi gas central heating boiler, (fitted in 2022).

### **Bedroom 3 11' 10" x 14' 3" (3.60m x 4.34m)**

Two upvc double glazed windows to the front, upvc double glazed window to the rear, two double radiators and quality fitted wardrobes.

### **Luxury Family Shower Room**

Modern white suite comprising of a double shower cubicle with both hand held and rain fall shower attachments. Vanity unit housing the wash hand basin with mixer tap, push button wc and base storage units. Chrome towel radiator, tiled walls, distinctive LVT flooring, pvc clad ceiling, extractor unit and a upvc double glazed window to the rear.

### **Externally**

#### **Driveway**

Driveway leading to the integral garage and offers ample off street parking.

#### **Integral Garage**

Access door to the front, double timber doors to the rear and light.

#### **Detached Garage**

Two access doors, power/light, side courtesy door (a fantastic space that could be converted to make a summer house or granny annex).

#### **Gardens**

The front garden sits behind an attractive dwarf wall and has been designed for low maintenance with paving and attractive borders of shrubs, plants, trees and privacy hedge. The rear garden enjoys a south and west facing aspect making it ideal for enjoying those warm summer evenings. Beginning with a block paved patio area before extending onto a pebbled footpath to a further patio area. Extensive mature lawn with attractive borders of shrubs, plants and trees. Side service area which could easily be amplified as a further patio a good space to catch the evening sun. Outside tap and garden shed.

#### **Council Tax Band**

Council tax band:- C

#### **Energy Performance Certificate**

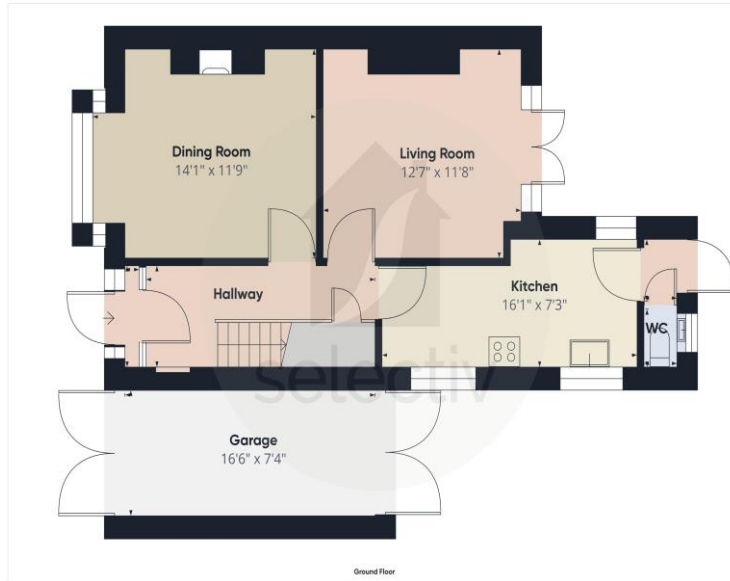
A full Energy Performance Certificate is available upon request.

#### **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](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.