



**16 William Street**  
Redcar, TS10 3BS

**£115,000**

**Energy Rating : D**



# 16 William Street

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## Description

MUCH more than your standard terrace! Whether you are looking for a tidy investment with the ability to achieve a healthy rental income or your first home then this is the perfect home for YOU! Boasting deceptively spacious accommodation throughout which includes a luxury family bathroom and private WEST-facing rear garden ideal for enjoying the warm summer evenings. MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room, modern fitted kitchen/dining room, downstairs bathroom/WC and additional separate WC. To the first-floor; two double bedrooms and luxury family bathroom/WC. Externally; on-street parking, detached garage (no vehicular access) and enclosed WEST-facing garden.

## Accommodation

### Entrance Hall

Upvc double glazed entrance door to the front, double radiator, two useful storage cupboards and an attractive spindle staircase to the first floor.

### Living Room 9' 6" x 13' 9" (2.89m x 4.19m)

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

### Modern Fitted Kitchen/Breakfast Area 7' 8" x 17' 5" (2.34m x 5.30m)

Modern range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Composite inset sink unit with mixer tap, plumbing for a washing machine and space for an American fridge freezer. Built in double oven with separate hob, glazed splash back and cooker hood over. Upvc double glazed french doors to the rear which give access to the rear garden. Access to the downstairs cloakroom and access to the downstairs bathroom.

### Downstairs Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)

White suite comprising; panel bath with overhead shower and shower curtain. Pedestal wash hand basin, single radiator, wall mounted 'Ideal' gas central heating boiler, tiled walls and uPVC double glazed window to the rear.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc with built in hand wash basin, tiled walls and a upvc double glazed window to the rear.

## First Floor

### Landing Area

Independent access to all rooms and access to a boarded loft space.

### Master Bedroom 15' 0" x 10' 2" (4.57m x 3.10m)

Upvc double glazed window to the front and a double radiator.

### Bedroom 2 9' 9" x 9' 6" (2.97m x 2.89m)

Upvc double glazed window to the rear and single radiator.

### Luxury Family Bathroom 8' 1" x 7' 10" (2.46m x 2.39m)

Modern white suite comprising of a panel bath with mixer tap, separate shower cubicle, vanity wash hand basin, push button wc, stylish vertical radiator and a upvc double glazed window to the rear.

### Enclosed Rear Yard

Designed for low maintenance being mainly laid to a pebble area with considered planting and side access gate.

### Outhouse

Professionally constructed in April 2015 with 10 years guarantee. Power, light, courtesy door and window.

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## **Parking**

Permit Parking to the front.

## **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 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.