



35 Malvern Avenue
Redcar, TS10 4AJ

£220,000

Energy Rating : C



35 Malvern Avenue

Description

Could this be your dream home? Situated on the highly sought after 'West' side of the town this absolutely stunning 3 bedroom semi-detached family home has it all. This stunning home doesn't know the meaning of compromise offering space, a show-home standard finish and a SOUTH-facing rear garden. Don't just take our word for it, BOOK your viewing NOW and find out for yourself! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, spacious living room, stunning open plan fitted kitchen/dining room and prestigious conservatory. To the first-floor; master bedroom with fitted wardrobes, luxury family bathroom/WC and two further well-sized bedrooms. Second floor; versatile loft room. Externally; attractive block-paved frontage, detached garage & SOUTH-facing rear garden.

ACCOMMODATION:

Entrance Hall

Composite entrance door to the front with adjacent glazed surround, two useful understairs storage cupboards, vertical radiator, stylish solid wood flooring and attractive oak spindle staircase to the first-floor.

Living Room 11' 8" x 16' 3" (3.55m x 4.95m)

uPVC double glazed bow window to the front, wall mounted gas fire with decorative surround, double radiator, stylish solid wood flooring and decorative ceiling coving.

Stunning Fitted Kitchen / Dining Room 19' 3" x 11' 2" (5.86m x 3.40m)

Modern & quality range of wall and base units incorporating; drawers, laminate worktops and complimenting tiled splashbacks. Solid wood topped peninsula unit with base storage cupboards, breakfast bar and coordinating upstands. Composite inset sink unit with mixer tap, plumbing for a washing machine, integrated dishwasher, integrated under fridge, built in electric oven with separate gas hob and stainless steel cooker hood over. Vertical radiator, distinctive LVT flooring, uPVC double glazed window to the rear, uPVC double glazed entrance door to the side & 'French' doors to the rear giving access to the conservatory.

Prestigious Conservatory 10' 3" x 9' 6" (3.12m x 2.89m)

uPVC double glazed entrance door to the side, vertical radiator, distinctive LVT flooring and downlights.

FIRST - FLOOR:

Landing Area

uPVC double glazed window to the side, double door storage cupboard, access to the second floor staircase.

Master Bedrom 12' 2" x 11' 5" (3.71m x 3.48m)

uPVC double glazed window to the front, single radiator, quality fitted wardrobes and decorative ceiling coving.

Bedroom 2 11' 5" x 8' 7" (3.48m x 2.61m)

uPVC double glazed window to the rear, single radiator, two sets of quality fitted wardrobes.

Luxury Family Bathroom/WC

Fully tiled modern white suite comprising; double walk in shower cubicle, panel bath with waterfall mixer tap, vanity wash hand basin with waterfall mixer tap, vertical radiator, downlights, extractor unit, uPVC double glazed windows to the side and rear.

Bedroom 3 6' 6" x 7' 0" (1.98m x 2.13m)

uPVC double glazed window to the front and single radiator.

SECOND FLOOR:

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Versatile Loft Room 16' 7" x 11' 2" (5.05m x 3.40m)

A versatile space that offers fantastic flexibility so whether you want another reception room or guest bedroom this cozy space can be optimised as either, two 'Velux' windows to the rear, eaves storage cupboards and downlights.

EXTERNALLY:

Frontage

Sits behind an attractive dwarf wall with wrought iron detail and is fully laid to an attractive block paved area designed for low-maintenance / to optimise off-street parking.

Detached Garage

Up + over door, power, light and side courtesy door.

Garden

The rear affords a good degree of privacy and benefits from a SOUTH-facing aspect making it ideal for enjoying those warm summer nights. Beginning with a decked patio area which incorporates a footpath before extending to a further decked patio area and block paved patio. Centred mature lawn area, security lighting, side access gate and outside tap.

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

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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: redcar@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.