



1 St. Thomas Grove
Redcar, TS10 2DY

£215,000

Energy Rating : D



1 St. Thomas Grove

Description

WOW WOW WOW! What an absolutely beautiful home! Sitting on a fantastic plot in highly sought after & rarely available cul de sac 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 lobby, luxury downstairs shower room/WC, bay-fronted living room, dining room and modern fitted kitchen/breakfast area. To the first-floor; bay-fronted master bedroom, family bathroom with separate WC, two further well-sized bedrooms. Externally; block paved driveway, detached garage, mature gardens to the front & rear.

Accommodation

Entrance Lobby

Solid wood and partially glazed entrance door to the side with adjacent glazed surround. Double radiator, useful understairs storage cupboard, access to the first floor staircase and independent access to all rooms.

Luxury Downstairs Shower Room 7' 7" x 5' 4" (2.31m x 1.62m)

Fully tiled modern white suite comprising of a corner shower cubicle, pedestal wash hand basin, low flush wc, traditionally style towel radiator, PVC clad ceiling with downlights. Extractor unit, upvc double glazed window to the front and a solid wood window to the side.

Living Room 10' 9" x 11' 10" (3.27m x 3.60m)

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

Dining Room 11' 9" x 14' 5" (3.58m x 4.39m)

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

Modern Fitted Kitchen/Breakfast Area 25' 1" x 6' 3" (7.64m x 1.90m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, integrated washing machine, integrated under counter fridge and an integrated under counter freezer. Built in double oven with separate hob and cooker hood over. Stylish laminate flooring, upvc double glazed bow window to the side, upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

First Floor

Landing

Attractive spindle balustrade and independent access to all rooms and loft space.

Master Bedroom 10' 10" x 10' 6" (3.30m x 3.20m)

Upvc double glazed bay window to the front, fitted wardrobes and decorative ceiling coving.

Bedroom 2 9' 8" x 10' 6" (2.94m x 3.20m)

Upvc double glazed window to the rear, single radiator, fitted wardrobes and decorative ceiling coving.

Bedroom 3 10' 8" x 7' 3" (3.25m x 2.21m)

Upvc double glazed window to the rear and decorative ceiling coving.

Family Bathroom

1 St. Thomas Grove

White suite comprising of a panel bath with overhead shower and shower screen. Pedestal wash hand basin, white towel radiator, tiled walls, PVC clad ceiling with downlights, extractor unit and a upvc double glazed window to the front.

Separate WC

Low flush wc, half tiled walls and a upvc double glazed window to the side.

Externally

Driveway

A block paved long side driveway leading to a detached garage and offering ample off street parking.

Detached Garage

Double timber doors, power and lighting.

Gardens

The front garden sits behind an attractive dwarf wall and is mainly laid to lawn with attractive borders of shrubs and plants. The rear garden is larger than average and enjoys a good degree of privacy beginning with a block paved patio area before extending to a mature lawn with attractive borders of shrubs and plants. Further boasting a greenhouse, outside tap and side access gate.

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

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.