



**71 Wordsworth Road**  
**Teesville, TS6 9AZ**

**£125,000**

**Energy Rating : D**



# 71 Wordsworth Road

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## Description

Every once in a while a property is brought to the market that simply exceeds all previous expectations, THIS is one of those TIMES! In our opinion this absolutely stunning 3 bedroom home is the very pinnacle of the style being taken above & beyond the standard specification. Now boasting luxury after luxury but still managing to radiate a welcoming warmth & practical accommodation throughout. All in all a simply must view home that will not last long on the open market, Pick up the phone and BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room and stunning open plan fitted kitchen/dining room. To the first-floor; two well-balanced double bedrooms, luxury family bathroom/WC and bedroom 3. Externally; attractive/low-maintenance frontage and WEST-facing rear garden.

## Ground Floor Accommodation

### Entrance Lobby

Upvc double glazed entrance door to the front, double radiator, stylish laminate flooring and access to the first floor staircase.

### Living Room 16' 4" x 12' 3" (4.97m x 3.73m)

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

### Stunning Open Plan Kitchen/Dining Area 12' 4" x 6' 6" (3.76m x 1.98m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, integrated washing machine, space for an undercounter fridge, built in electric oven with gas hob and stainless steel cooker hood over. Stylish laminate flooring, downlights, useful understairs storage cupboard, upvc double glazed window to the front and rear and a upvc double glazed entrance door to the rear which gives access to the rear garden.

## First Floor Accommodation

### Landing

Upvc double glazed window to the rear and independent access to all rooms.

### Master Bedroom 12' 4" x 10' 6" (3.76m x 3.20m)

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

### Bedroom 2 11' 5" x 10' 6" (3.48m x 3.20m)

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

### Luxury Family Bathroom

Modern white suite comprising of a "P" shaped panel bath with mixer tap, overhead dual shower attachments and shower screen. Vanity wash hand basin with mixer tap, push button wc, vertical radiator, PVC clad walls and ceiling, downlights, stylish LVT flooring and two upvc double glazed windows to the rear.

### Bedroom 3 8' 4" x 7' 6" (2.54m x 2.28m)

Upvc double glazed window to the rear and single radiator.

## Externally

### Frontage

The frontage has been designed to amplify off street parking being fully laid to an attractive concrete imprint area.

### Gardens

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The rear garden enjoys a fantastic degree of privacy and benefits from a West facing aspect making it ideal for the sun worshippers. Beginning with a block paved patio area before extending to a mature lawn and further onto a low maintenance pebbled area. Further boasting two brick storage sheds with power and light.

### **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.



**Viewing Arrangements**

**Tel: 01287 630733**

**Email: [teesside@selectiv.co.uk](mailto: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.