

58 Silverdale Gardens
Redcar, TS10 2UF

£265,000

Energy Rating : B



58 Silverdale Gardens

Description

LOCATION, LOCATION, LOCATION! Brilliantly positioned on the desirable 'Taylor Wimpey' 'Rowan Garth' development which has quickly become known for being one of, if not the finest locations within 'Redcar'. This stunning home is a fantastic example of how a modern home can defy the stereotypes and provide practicalities, space and quality, offering plenty of space to grow into & for entertaining. Finished to the highest of specifications with beautiful floor finishing's and a stunning landscaped private rear garden. MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, living room, modern fitted kitchen/breakfast area and dining room. To the first-floor; master bedroom with en-suite, two further double bedrooms and family bathroom/WC. Externally; driveway, integral garage, open lawned front garden and beautifully landscaped private rear garden.

Accommodation

Entrance Hall

Composite entrance door to the front, double radiator, Amtico flooring, access to the downstairs cloakroom, access to the first floor staircase and a courtesy door into the garage.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with mixer tap, chrome towel radiator, half tiled walls, downlights and an extractor unit. Amtico flooring continuing.

Living Room 13' 11" x 10' 3" (4.24m x 3.12m)

Upvc double glazed french doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden. Double radiator and Amtico flooring continuing.

Dining Room 10' 1" x 8' 6" (3.07m x 2.59m)

Upvc double glazed window to the front, double radiator and Amtico flooring continuing.

Stunning Fitted Kitchen/Breakfast Area 9' 7" x 9' 7" (2.92m x 2.92m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Composite inset sink unit with mixer tap, integrated dishwasher and an integrated fridge freezer. Built in electric oven with microwave, separate ceramic hob and cooker hood over. Amtico flooring, double radiator, downlights, upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

First Floor

Landing Area

Attractive spindle balustrade, upvc double glazed window to the side, useful storage cupboard with fitted clothes rail. Independent access to all rooms and to a boarded loft with ladder and light.

Master Bedroom 12' 3" x 8' 9" (3.73m x 2.66m)

Upvc double glazed windows to the front, single radiator and quality fitted wardrobes with spotlights above.

En-Suite Shower Room

Modern white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, half tiled walls, downlights, Amtico flooring, shaver point, extractor unit and a upvc double glazed window to the front.

Bedroom 2 8' 9" x 10' 4" (2.66m x 3.15m)

Upvc double glazed window to the rear, single radiator and quality fitted wardrobes.

Bedroom 3 9' 9" x 7' 10" (2.97m x 2.39m)

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Upvc double glazed window to the rear and single radiator. Amtico flooring.

Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead thermostatic shower and shower screen. Floating vanity wash hand basin with mixer tap and under sink storage cupboard. Push button wc, chrome towel radiator, tiled surrounds, amtico flooring, shaver point, downlights and a upvc double glazed window to the front.

Externally

Driveway

Double width driveway offering ample off street parking and leading to an integral garage.

Integral Garage

Up and over door, power/light and a side courtesy door.

Gardens

The front garden is mainly laid to a small lawn with attractive borders filled with shrubs, plants & finished with a beautiful porcelain tiled footpaths. The rear garden enjoys a fantastic degree of privacy benefitting from a SOUTH-facing aspect making it ideal for enjoying those warm summer evenings. Being beautifully landscaped beginning with a stunning L-shaped porcelain tiled patio area before extending onto a centred mature lawn. Further boasting a custom built shed to the side of the property and two outdoor power points (one to the front of the property and one at the back).

Council Tax Band

Council tax band:- D

Energy Performance Certificate

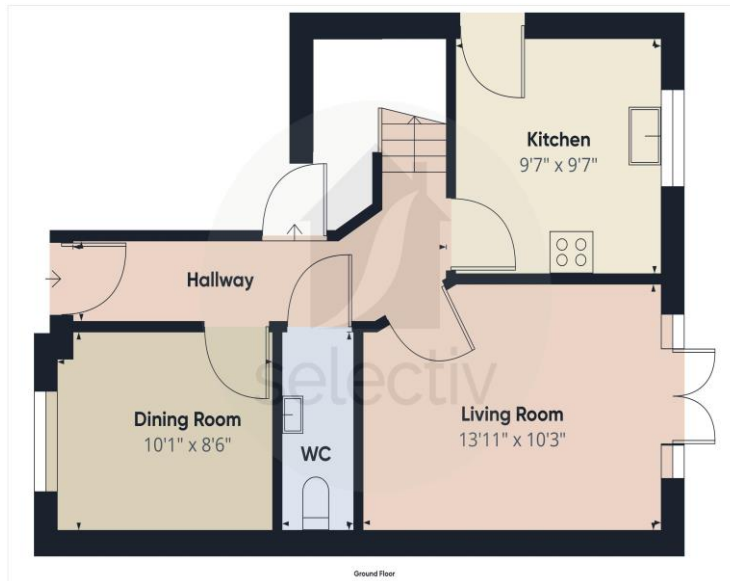
A full Energy Performance Certificate is available upon request.

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 B. It has the potential to be A.

[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

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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.