



**17 Blenheim Avenue**  
**Marske, TS11 6BB**

**{prop\_price  
\_text}**

**Energy Rating : D**



# 17 Blenheim Avenue

---

## Description

Sometimes a properties first impressions give false hope of a lovely home, THIS certainly isn't one of those TIMES! As soon as you arrive at the threshold you are met with a beautiful property that has been meticulously improved and maintained over the years and now radiates a fantastic homely warmth but with a modern finish. All this is the glorious location within the super highly sought after 'Marske by the Sea'. The perfect home for taking your first steps onto the property ladder with plenty of space to grow into & plenty out of the ordinary but still managing to leave scope to be finished in your own styling. A simply MUST view home! The property benefits from gas central heating & uPVC double glazing, briefly comprising; entrance hall, open plan living/dining room, prestigious conservatory and fitted kitchen. To the first-floor; two well-balanced bedrooms, family bathroom/WC and bedroom 3. Externally; long side drive, detached garage, beautifully landscaped/low maintenance gardens to the front & rear which afford a good degree of privacy.

## Accommodation

### Hallway

Composite entrance door to the front with adjacent glazed surround, double radiator, useful understairs storage cupboard, attractive spindle staircase to the first floor and dado rail.

### Open Plan Living/Dining Room *12' 3" x 22' 9" (3.73m x 6.93m)*

Light and airy dual aspect room with attractive upvc double glazed bow window to the front and upvc double glazed french doors to the rear with adjacent glazed surround which offers easy access to the conservatory. 2 double radiators, a feature wall mounted electric flicker flame fire with decorative surround. Dado rail and an inner window to the kitchen.

### Prestigious Conservatory *8' 10" x 9' 5" (2.69m x 2.87m)*

Upvc double glazed french doors to the side giving easy access to the rear garden.

### Fitted Kitchen *10' 5" x 7' 9" (3.17m x 2.36m)*

Range of wall and base units incorporating drawers, laminate worktops, co-ordinating upstands and complimenting tiled splash backs. Composite inset sink unit with mixer tap, plumb for an automatic washing machine, space for an upright fridge freezer gas cooker point, useful understairs storage cupboard, extractor unit, upvc double glazed window to the side, composite entrance door to the rear.

### First Floor Landing

Attractive wrought iron spindle balustrade, upvc double glazed window to the side, dado rail and access to a partially boarded loft space via a retractable ladder .

### Master bedroom *10' 8" x 11' 10" (3.25m x 3.60m)*

Upvc double glazed window to the front, double radiator and fitted wardrobes.

### Bedroom 2 *8' 9" x 11' 10" (2.66m x 3.60m)*

Upvc double glazed window to the rear, double radiator and dado rail.

### Family Bathroom

White suite comprising of a panel bath with mixer tap, overhead shower and shower screen, pedestal wash handbasin, push button wc, useful storage cupboard, chrome towel radiator, tiled surrounds and a upvc double glazed window to the front.

### Bedroom 3 *6' 7" x 8' 1" (2.01m x 2.46m)*

Upvc double glazed window to the rear, double radiator and fitted bedroom furniture including wardrobes, drawer units and dressing table/desk

### Externally

Extensive concrete imprint side drive leading to the detached garage.

# 17 Blenheim Avenue

---

## **Detached Garage**

Up an over door, power, light, side window and courtesy door.

## **Gardens**

Front garden is designed for low maintenance/to amplify off street parking by being laid to a fully resigned bound area with a imprint concrete feature piece. Rear garden has been beautifully landscaped and enjoys a good degree of privacy and is larger than average and again being designed for low maintenance in mind by being imprint concrete patio area which incorporates a footpath. Centred sandstone blocked paved area and extends onto a rear raised sandstone block paved patio with plum slate borders and feature lighting. Further boasting side access gate, garden shed and security lighting.

## **Council Tax Band:-**

Council tax band:- C

## **Energy Performance Certificate**

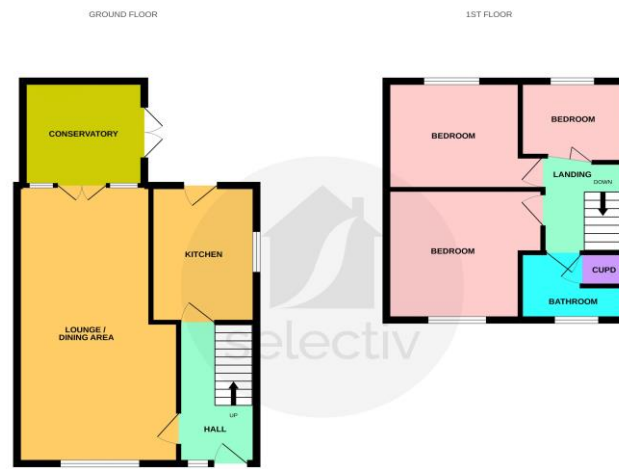
A full Energy Performance Certificate is available upon request.

## **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.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors and other items are approximate and are not intended to be taken for any legal purposes. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their condition.

**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.