



25 Hambleton Avenue
Redcar, TS10 4GX

£160,000

Energy Rating :



25 Hambleton Avenue

Description

Modern living at its finest! Situated in a well-planned and highly sought after modern development is this deceptively spacious 3 bedroom semi-detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features & beautifully landscaped rear garden. A lovely modern built 'Turn Key' home! The property benefits from gas central heating & uPVC double glazing, briefly comprising; entrance vestibule, bay-fronted living room, dining room, modern fitted kitchen with utility area and downstairs cloaks/WC. To the first-floor; master bedroom with en-suite shower room/WC. Two further double bedrooms and family bathroom/WC. Externally; driveway, integral garage, small lawned front garden and beautifully landscaped rear garden.

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the front, single radiator and an inner door to the living room.

Living Room 11' 7" x 14' 3" (3.53m x 4.34m)

Upvc double glazed bay window to the front, double radiator and an arch opening to the dining room.

Dining Room 12' 7" x 10' 5" (3.83m x 3.17m)

Upvc double glazed french doors to the rear, double radiator and an attractive spindle staircase to the first floor.

Modern Fitted Kitchen 9' 1" x 11' 6" (2.77m x 3.50m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, undercounter fridge, built in electric oven with gas hob and stainless steel cooker hood over. Downlights, stylish tiled flooring and single radiator.

Utility Room

Plumbing for a washing machine, space for an upright fridge freezer, wall mounted gas central heating boiler, stylish tiled flooring, extractor unit and a upvc double glazed entrance door to the side.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with tiled splashback. Single radiator, stylish tiled flooring and an extractor unit.

First Floor

Landing Area

Attractive spindle balustrade, useful storage cupboard and independent access to all rooms and loft space.

Master Bedroom 14' 1" x 8' 7" (4.29m x 2.61m)

Upvc double glazed window to the front and single radiator.

En-Suite

Modern white suite comprising of a shower cubicle, pedestal wash hand basin, push button wc, single radiator, tiled surrounds, stylish tiled flooring, extractor unit and a upvc double glazed window to the rear.

Bedroom 2 10' 7" x 10' 0" (3.22m x 3.05m)

Upvc double glazed window to the front and single radiator.

Bedroom 3 8' 2" x 9' 8" (2.49m x 2.94m)

Upvc double glazed window to the front and single radiator.

Family Bathroom

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Modern white suite comprising of a panel bath, pedestal wash hand basin, push button wc, single radiator, stylish tiled flooring and surrounds. Extractor unit and a upvc double glazed window to the side.

Externally

Driveway

Driveway leading to the integral garage and offers ample off street parking.

Integral Garage

Up and over door, power and light.

Gardens

The front garden is enclosed by an attractive wrought iron fence and is mainly laid to lawn. The rear garden enjoys a good degree of privacy beginning with a block paved patio area before extending onto a mature lawn.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

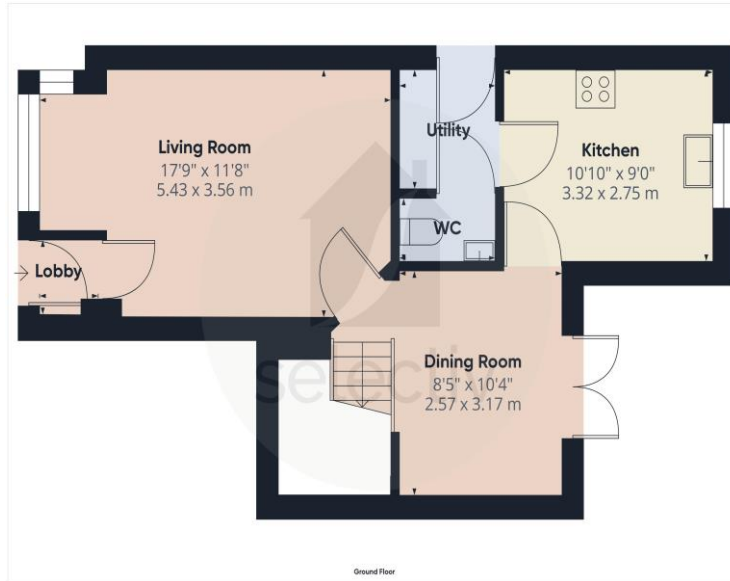
A full Energy Performance Certificate is available upon request.

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.



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.