



21 Sandmoor Road
New Marske, TS11 8BP

£185,000

Energy Rating : D



21 Sandmoor Road

Description

Larger than the outward appearance would ever have you believe is this substantially extended 3 bedroom link-detached home. This lovely home has cherished many memories over the year but is now ripe & ready to return to its former glory! So if you have been looking for a lovely home you can move straight into and still has the potential to improve and finish in your own styling then look no further! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, dining room, family room/downstairs bedroom and fitted kitchen with utility room. To the first-floor; two double bedrooms, family bathroom/WC and bedroom 3. Externally; attractive & low maintenance block paved frontage, attached garage and private rear garden.

Accommodation

Entrance Lobby

Composite entrance door to the front with adjacent glazed surround, double radiator, staircase to the first floor and access to both the living room and to the inner hallway.

Living Room 14' 2" x 13' 1" (4.31m x 3.98m)

Upvc double glazed window to the front, double radiator, wall mounted electric log effect fire and decorative ceiling coving.

Inner Hallway

Gives access to the dining room and decorative ceiling coving.

Dining Room 8' 9" x 9' 8" (2.66m x 2.94m)

Upvc double glazed french doors to the kitchen, useful understairs storage cupboard, decorative ceiling coving and access to the family room/downstairs bedroom.

Family Room/Downstairs Bedroom 11' 4" x 9' 7" (3.45m x 2.92m)

Upvc double glazed window to the rear, double radiator, wall mounted gas central heating boiler, useful storage cupboard and decorative ceiling coving.

Modern Fitted Kitchen 10' 5" x 10' 4" (3.17m x 3.15m)

Modern range of wall and base units incorporating drawers, laminate worktops, co-ordinating upstands and complimenting tiled splashbacks. Composite inset sink unit with mixer tap, plumbing for a dishwasher, gas cooker point, two double radiators and a upvc double glazed window to the side and rear.

Utility Room

Upvc double glazed entrance door to the rear, plumbing for a washing machine and space for an American fridge freezer.

First Floor

Landing Area

Upvc double glazed window to the side, useful storage cupboard and independent access to all rooms and to the loft space.

Master Bedroom 11' 6" x 11' 9" (3.50m x 3.58m)

Upvc double glazed window to the front, ceiling fan light and decorative ceiling coving.

Bedroom 2 11' 2" x 11' 2" (3.40m x 3.40m)

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

Bedroom 3 10' 1" x 8' 5" (3.07m x 2.56m)

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

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Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead dual shower attachments and shower curtain. Vanity unit housing the wash hand basin with mixer tap and push button wc. Traditional styled chrome towel radiator, PVC clad walls and ceiling and two upvc double glazed windows to the rear.

Externally

Frontage

Being designed for low maintenance and to amplify off street parking, being laid to an attractive and extensive block paved area.

Garage

Larger than average with an electric roller door, power/light and a courtesy door into the house.

Rear Garden

The rear garden enjoys a good degree of privacy being mainly laid to lawn with a decked patio area.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

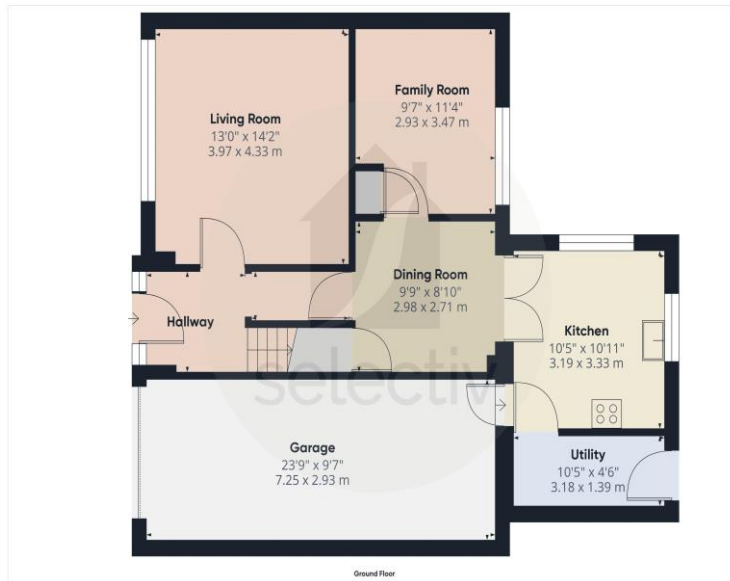
A full Energy Performance Certificate is available upon request.

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

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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

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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.