



**43 Delamere Drive**

**Marske-By-The-Sea, TS11  
6DZ**

**£159,000**

**Energy Rating : D**



# 43 Delamere Drive

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## Description

Appealing to either the young professional seeking luxurious low maintenance living or the retired person seeking a secure and pleasant home with total piece of mind & manageable outside space. This lovely home is tastefully decorated throughout in neutral tones and sits on a brilliant plot in a highly sought after & peaceful part of the village. A 'Turn Key' home in a Glorious location, What's not to love? The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room, modern fitted kitchen and prestigious conservatory. Two double bedrooms and family bathroom/WC. Externally; shared driveway, detached garage, low-maintenance resin-bound frontage that offers off-street parking and manageable SOUTH-facing rear garden.

## Accommodation

### Entrance Hall

Composite entrance door to the side, single radiator, dado rail and independent access to all rooms.

### Living Room 14' 3" x 9' 9" (4.34m x 2.97m)

Upvc double glazed window to the rear, single radiator and a feature wall mounted electric flicker flame fire with decorative surround.

### Modern Fitted Kitchen 7' 1" x 8' 6" (2.16m x 2.59m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, built in electric oven with hob and cooker hood over. Upvc double glazed window to the side and a solid wood entrance door to the rear which gives access to the conservatory.

### Prestigious Conservatory 9' 9" x 15' 1" (2.97m x 4.59m)

Upvc double glazed french doors to the rear, double radiator, wall lights and stylish tiled flooring.

### Master Bedroom 12' 8" x 9' 9" (3.86m x 2.97m)

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

### Bedroom 2 9' 4" x 7' 11" (2.84m x 2.41m)

Upvc double glazed window to the front and single radiator.

### Family Bathroom

White suite comprising of a panel bath with mixer tap and overhead shower. Vanity unit housing the wash hand basin, push button wc, base storage units and finished with laminate worktops. Chrome towel radiator, PVC clad walls and ceiling and a upvc double glazed window to the side.

## Externally

### Frontage/Driveway

A side shared driveway but the frontage has been designed for low maintenance and to amplify off street parking being fully laid to an attractive resin bound area.

### Detached Garage

Electric roller door, side courtesy door and window.

### Garden

The rear garden enjoys a fantastic degree of privacy and benefits from a south facing aspect making it ideal for enjoying those warm summer evenings. Beginning with a block paved patio area before extending onto a mature lawn with attractive pebbled borders.

## 43 Delamere Drive

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### **Council Tax Band**

Council tax band:- B

### **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 D. It has the potential to be B.

[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

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.