



**48 Rydal Avenue**  
**Redcar, TS10 1LB**

**£155,000**

**Energy Rating : C**



# 48 Rydal Avenue

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## Description

Situated on the super highly sought after 'WEST' side of the town is this superbly presented 3 bedroom semi-detached home. This beautiful home really packs a punch offering over and above the standard in every way possible, notably a modern fitted kitchen, brilliant & practical addition of a conservatory and well-sized rear garden that affords complete privacy. All in all a lovely home in a great location that simply MUST be viewed! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance porch, spacious living room, open plan modern fitted kitchen/dining room and prestigious conservatory. To the first-floor; two double bedrooms, family bathroom/WC and bedroom 3. Externally; driveway, attached garage & private rear garden which affords complete privacy.

## Accommodation

### Entrance Porch

Upvc double glazed entrance door to the side, wall lights and an inner door to the living room.

### Living Room *10' 9" x 21' 4" (3.27m x 6.50m)*

Upvc double glazed window to the front and upvc double glazed window to the side. Feature wall mounted gas fire with decorative surround. Stylish laminate flooring, wall lights, double radiator and an attractive spindle staircase to the first floor.

### Open Plan Modern Fitted Kitchen/Dining Room *10' 0" x 21' 4" (3.05m x 6.50m)*

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine and space for an upright fridge freezer. Built in double oven with gas hob and cooker hood over. Tall storage units, double radiator, solid wood courtesy door to the side which gives access to the garage. Patio doors to the conservatory and a upvc double glazed window to the rear.

### Prestigious Conservatory *9' 3" x 7' 10" (2.82m x 2.39m)*

Upvc double glazed french doors to the rear which give an effortless connection to the rear garden.

## First Floor

### Landing Area

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

### Master Bedroom *11' 9" x 10' 8" (3.58m x 3.25m)*

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

### Bedroom 2 *14' 7" x 8' 2" (4.44m x 2.49m)*

Upvc double glazed window to the rear, single radiator, useful storage cupboard and decorative ceiling coving.

### Family Bathroom

Fully tiled white suite comprising of a panel bath with mixer tap, overhead shower and shower curtain. Pedestal wash hand basin with mixer tap, push button wc, double radiator and a upvc double glazed window to the rear.

### Bedroom 3 *7' 7" x 9' 2" (2.31m x 2.79m)*

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

## Externally

### Driveway

Block paved driveway leading to the attached garage and offering ample off street parking.

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## **Attached Garage**

Up and over door, power/light, inner courtesy door that gives access to the kitchen diner.

## **Gardens**

The front garden sits behind an attractive dwarf wall and is designed for low maintenance being fully laid to a pebbled area. The rear garden enjoys a good degree of privacy and is larger than average beginning with a block paved patio area, footpath, centred mature lawn with attractive pebbled borders before extending onto a rear sandstone patio area.

## **Council Tax Band**

Council tax band:- B

## **Energy Performance Certificate**

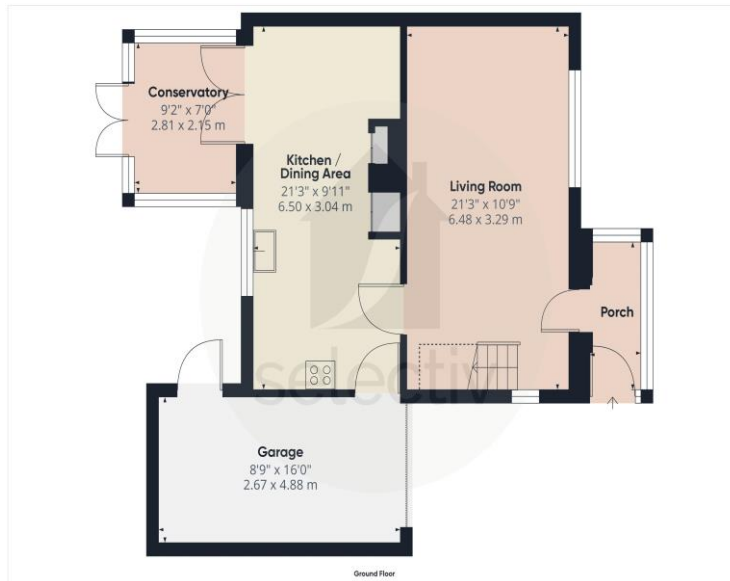
A full Energy Performance Certificate is available upon request.

## **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 C. 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.