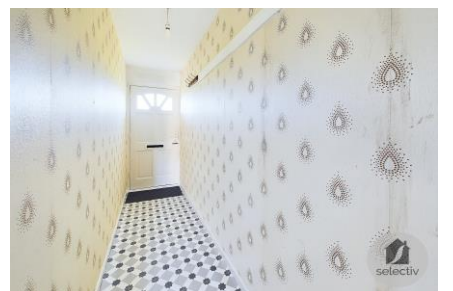




**41 Moorcock Close**  
Middlesbrough, TS6 0TS

**£80,000**

**Energy Rating : D**



# 41 Moorcock Close

---

## Description

MUCH more than a standard terrace! Whether you are looking to take your first steps onto the property ladder or looking for an ideal investment opportunity this home will be perfect for you. This lovely home has been stylishly decorated in neutral tones and is in ready to move into condition, therefore perfect for the first time buyer & equally the property is bursting with investment potential. All in all a lovely home in a great location for shops, amenities and transport links, that simply MUST be viewed to be fully appreciated! The property benefits from gas central heating and double glazing, briefly comprising; entrance hall, living room, open plan fitted kitchen/dining room and rear lobby giving access to the downstairs cloaks/WC. To the first-floor; three well-sized and family bathroom/WC. Externally; parking space at the rear, detached garage, pebbled front garden & WEST-facing rear garden.

## ACCOMMODATION:

### Entrance Lobby

Solid wood entrance door to the front and access to the inner hallway.

### Inner Hallway

Composite entrance door to the rear, single radiator, stylish tiled flooring, useful storage cupboard and decorative ceiling coving. Giving independent access to all downstairs rooms and to the first-floor staircase.

### Downstairs Cloaks/WC

White suite comprising; low-flush WC, floating wash hand basin and solid wood double glazed window to the rear.

### Living Room 14' 6" x 12' 2" (4.42m x 3.71m)

Solid wood double glazed window to the front, wall mounted electric flicker flame fire with decorative surround, radiator, stylish laminate flooring, picture rail and decorative ceiling coving.

### Open Plan Fitted Kitchen/Dining Room 11' 5" x 14' 7" (3.48m x 4.44m)

Range of wall and base units incorporating; drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink with mixer tap, plumbing for a washing machine, space for tumble dryer, gas cooker point and space for an upright fridge/freezer, stylish tiled flooring, solid wood double glazed window to the rear.

## FIRST - FLOOR:

### Landing Area

Giving independent access to all rooms and the loft space.

### Master Bedroom 13' 1" x 11' 7" (3.98m x 3.53m)

Solid wood double glazed window to the rear, single radiator and decorative ceiling coving.

### Bedroom 2 14' 8" x 12' 10" (4.47m x 3.91m)

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

### Bedroom 3 8' 8" x 7' 6" (2.64m x 2.28m)

Solid wood double glazed window to the front and single radiator.

### Family Bathroom/WC

Modern white suite comprising; panel bath with overhead shower and shower screen. Pedestal wash hand basin, low-flush WC, single radiator, tiled surrounds, useful storage cupboard (housing the gas central heating boiler) and solid wood double glazed window to the rear.

## EXTERNALLY:

# 41 Moorcock Close

---

## **Parking**

There is a single parking space located at the rear of the property adjacent to the detached garage.

## **Detached Garage**

With up + over door, power, light, shelved storage unit and rear courtesy door.

## **Gardens**

The front sits behind a dwarf timber fence and has been designed for low-maintenance being laid to a fully pebbled area with concrete footpath. The rear enjoys a good degree of privacy and benefits from a WEST-facing aspect making it ideal for enjoying those warm summer nights again being designed for low-maintenance being mainly laid to a block paved patio area before extending onto an artificial lawned area. Further boasting; security lighting and rear access gate.

## **Council Tax Band**

Council tax band:- A

## **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.