

45 Yew Tree Avenue
Redcar, TS10 4QB

£195,000

Energy Rating : D



45 Yew Tree Avenue

Description

Every once in a while is brought to the open market that simply sets a new standard and stands out as one of the finest homes available, THIS is one of those TIMES! This beautifully presented home is an absolute credit to the current sellers who have improved & maintained this home to the very highest of standards. So if you have been looking for the perfect family home bursting with upgrades & quality but still boasting space, size & potential then this is the home for you! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, dining room, modern fitted kitchen. To the first-floor; two double bedrooms, luxury family bathroom/WC and bedroom 3. Externally; long side drive, detached garage and mature gardens with the rear affording complete privacy.

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the front with adjacent glazed surround. Double radiator, stylish laminate flooring, access to the first floor staircase and an inner door to the living room.

Living Room 13' 9" x 13' 2" (4.19m x 4.01m)

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

Dining Room 9' 5" x 7' 9" (2.87m x 2.36m)

Upvc double glazed patio doors to the rear and a stylish radiator.

Modern Fitted Kitchen 9' 5" x 8' 9" (2.87m x 2.66m)

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, gas cooker point and space for an upright fridge freezer. Extractor unit, stylish laminate flooring, upvc double glazed window to the rear and entrance door to the side.

First Floor

Landing Area

Upvc double glazed window to the side, attractive spindle balustrade, independent access to all rooms and access to a partially boarded loft space.

Master Bedroom 10' 2" x 12' 5" (3.10m x 3.78m)

Upvc double glazed window to the front and stylish radiator.

Bedroom 2 10' 2" x 9' 6" (3.10m x 2.89m)

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

Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower curtain. Vanity wash hand basin with mixer tap, push button wc, tiled surrounds and stylish tiled flooring. Downlights, extractor unit and a upvc double glazed window to the rear.

Bedroom 3 7' 10" x 6' 8" (2.39m x 2.03m)

Upvc double glazed window to the front and stylish radiator.

Externally

Driveway

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Extensive and attractive block paved driveway that extends to the side of the property and to a detached garage offering ample off street parking.

Detached Garage

Up and over door, power and light.

Gardens

The front garden sits behind an attractive dwarf wall and is mainly laid to lawn with attractive pebbled borders. The rear garden enjoys a fantastic degree of privacy and has been designed for low maintenance being fully pebbled with a block paved patio area and a further sandstone patio area. Garden shed, side access gate and security lighting.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

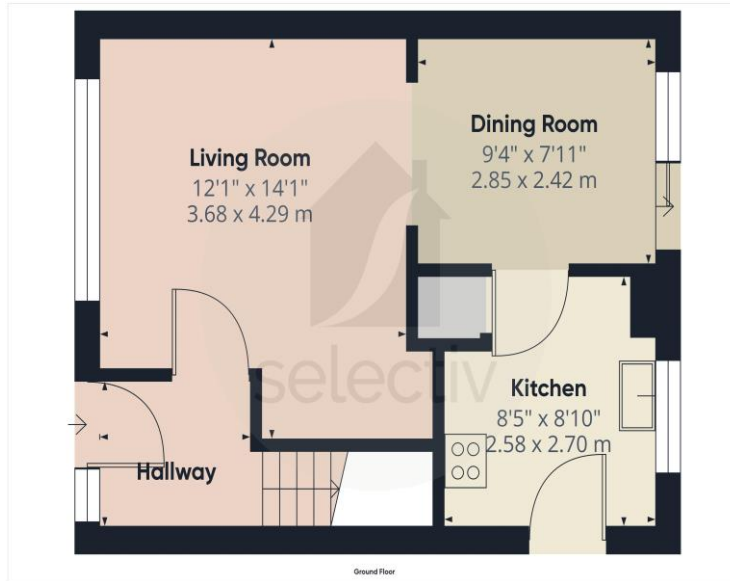
A full Energy Performance Certificate is available upon request.

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

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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.