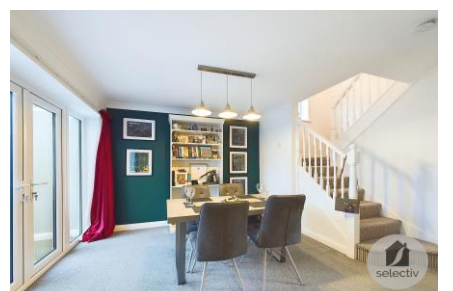




22 Romney Close
Redcar, TS10 2JT

£230,000

Energy Rating : C



22 Romney Close

Description

Every once in a while a property is brought to the open market that simply exceeds all previous standards set for a style of home, THIS is one of those TIMES! An absolutely stunning larger style 3 bedroom detached home which has been meticulously improved, extended and re-modelled to create one of the very finest of its kind. Glorious location, Showhome standard, private rear garden, what's not to love? Book your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, dining room, garden room and stunning fitted kitchen. To the first-floor; master bedroom with luxury en-suite shower room/WC, two further double bedrooms and family bathroom/WC. Externally; driveway, integral garage & low-maintenance gardens.

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the front, upvc double glazed entrance door to the side, single radiator and decorative ceiling coving.

Living Room 11' 6" x 14' 2" (3.50m x 4.31m)

Upvc double glazed window to the front, double radiator, wall mounted electric flicker flame fire with decorative surround, decorative ceiling coving and an arched opening to the dining room.

Dining Room 12' 7" x 10' 8" (3.83m x 3.25m)

Upvc double glazed french doors to the rear with adjacent glazed surround which give access to the garden room. Double radiator, decorative ceiling coving and an attractive spindle staircase to the first floor.

Stunning Fitted Kitchen 14' 2" x 9' 1" (4.31m x 2.77m)

Quality range of tall, wall and base units incorporating drawers, upstands and laminate worktops with complimenting splash backs. Composite inset sink unit with mixer tap, plumbing for a washing machine and space for an upright fridge freezer. Built in electric oven with hob, built in microwave, stainless steel splash back and cooker hood over. Single radiator, stylish tile effect laminate flooring, useful storage cupboard and both a upvc double glazed window and entrance door to the rear.

Garden Room 11' 4" x 8' 1" (3.45m x 2.46m)

Upvc double glazed french doors to the rear, upvc double glazed window to the side and a double radiator.

First Floor

Landing Area

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

Master Bedroom 14' 3" x 9' 8" (4.34m x 2.94m)

Upvc double glazed window to the rear and double radiator.

Luxury En-Suite Shower Room

Fully tiled modern white suite comprising of a double corner shower cubicle, pedestal wash hand basin with mixer tap, push button wc, grey towel radiator, downlights and a upvc double glazed window to the rear.

Bedroom 2 10' 9" x 9' 9" (3.27m x 2.97m)

Upvc double glazed window to the front and double radiator.

Bedroom 3 8' 3" x 10' 1" (2.51m x 3.07m)

Upvc double glazed window to the front, fitted bedroom furniture and a single radiator.

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Family Bathroom

Fully tiled modern white suite comprising of a roll top bath with mixer tap and hand held shower attachment, pedestal wash hand basin, push button wc, chrome towel radiator, extractor unit, downlights and a upvc double glazed window to the side.

Externally

Driveway

Block paved driveway leading to the integral garage.

Integral Garage

Roller shutter door, power and light.

Gardens

The front garden is laid to a mature open lawn with attractive borders of shrubs and plants. The rear garden enjoys a fantastic degree of privacy and has been designed for low maintenance being fully block paved with attractive borders of shrubs and plants. Further boasting a garden shed, security lighting, outside tap and a side service area with access gate.

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

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

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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.