



**61 College Gardens**  
**Redcar, TS10 2GU**

**£180,000**

**Energy Rating : B**



# 61 College Gardens

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## Description

Modern living at its finest! Situated in a well-planned and highly sought after modern development is this deceptively spacious 3 bedroom semi-detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features including a well-sized rear garden. A lovely modern built 'Turn Key' home!

## Accommodation

### Entrance Lobby

Composite entrance door to the front, upvc double glazed window to the side, built in hardwearing entrance mat style flooring. Double radiator.

### Living Room 12' 6" x 15' 0" (3.81m x 4.57m)

Upvc double glazed window to the front, two double radiators and a useful storage cupboard.

### Open Plan Modern Fitted Kitchen/Dining Room 11' 8" x 15' 6" (3.55m x 4.72m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, plumbing for a dishwasher and an integrated fridge freezer. Concealed gas central heating boiler and a built in electric oven with hob, stainless steel splash back and cooker hood over. Both a upvc double glazed window and french doors to the rear making alfresco dining a viable option.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with mixer tap, double radiator and a upvc double glazed window to the side.

## First Floor

### Landing Area

Upvc double glazed window to the side, useful storage cupboard and independent access to all rooms.

### Master Bedroom 11' 9" x 9' 7" (3.58m x 2.92m)

Upvc double glazed window to the front, double radiator and fitted wardrobes.

### Luxury En-Suite Shower Room

Modern white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap, push button wc, double radiator, half tiled walls and a upvc double glazed window to the front.

### Bedroom 2 7' 3" x 9' 5" (2.21m x 2.87m)

Upvc double glazed window to the rear and double radiator.

### Bedroom 3 7' 3" x 7' 2" (2.21m x 2.18m)

Upvc double glazed window to the rear and double radiator.

### Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, pedestal wash hand basin with mixer tap, push button wc, double radiator and half tiled walls.

## Externally

### Driveway

## 61 College Gardens

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Double width driveway offering ample off street parking.

### **Gardens**

The front garden is laid to a small opened lawned area. The rear garden enjoys a good degree of privacy beginning with a block paved patio area before extending onto a mature lawn and further onto a raised decked patio area.

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

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

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.