



25 Sandringham Road

Redcar, TS10 1EX

£147,000

Energy Rating : D



25 Sandringham Road

Description

Are you a first time buyer looking to take your first steps onto the property ladder? If so we have the perfect home for YOU! Situated in a highly sought after area and offering plenty of key selling features is this truly superbly presented 3 bedroom semi-detached home. This lovely home is perfectly located for access to local amenities and transport links as well as boasting a modern fitted kitchen, deceptively spacious character-filled accommodation throughout and all topped off with a private SOUTH-facing rear garden. WHAT are you waiting for? Get your viewing booked NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room, dining room, garden room and stunning fitted kitchen. To the first-floor; three well-sized bedrooms and luxury family bathroom/WC. Externally; driveway, low-maintenance frontage & SOUTH-facing rear garden.

Accommodation

Entrance Hall

Composite entrance door to the side with adjacent glazed surround. Upvc double glazed window to the front. Double radiator, two useful storage cupboards and access to the first floor staircase.

Living Room 10' 7" x 10' 8" (3.22m x 3.25m)

Upvc double glazed bay window to the front, single radiator and a feature wall mounted gas fire with decorative surround. Decorative ceiling coving.

Dining Room 10' 7" x 10' 8" (3.22m x 3.25m)

Upvc double glazed french doors to the rear with adjacent glazed surround which give access to the garden room. Double radiator and decorative ceiling coving.

Modern Fitted Kitchen 6' 7" x 16' 1" (2.01m x 4.90m)

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, integrated fridge and integrated freezer. Built in electric oven with hob and tiled splash back. Double radiator, upvc double glazed windows to the side and rear and a upvc double glazed entrance door to the side giving access to the garden room.

Garden Room 8' 1" x 12' 8" (2.46m x 3.86m)

Upvc double glazed entrance door to the rear, downlights and stylish tiled flooring.

First Floor

Landing Area

Balustrade, upvc double glazed window to the side and independent access to all rooms and to a partially boarded loft.

Master Bedroom 10' 8" x 10' 9" (3.25m x 3.27m)

Upvc double glazed bay window to the front and double radiator.

Bedroom 2 10' 8" x 10' 9" (3.25m x 3.27m)

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

Luxury Family Bathroom

Modern white suite comprising of a "P" shaped panel bath with mixer tap, overhead shower and shower screen. Pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, tiled surrounds, extractor unit, downlights and upvc double glazed windows to the side and rear.

Bedroom 3 5' 6" x 8' 1" (1.68m x 2.46m)

Upvc double glazed window to the front, double radiator and decorative ceiling coving.

25 Sandringham Road

Externally

Driveway

Block paved driveway to the front and offers ample off street parking.

Gardens

The front garden sits behind an attractive dwarf wall and has been designed for low maintenance being laid to a pebbled area. The rear garden enjoys a good degree of privacy is larger than average and benefits from a south facing aspect making it ideal for the sun worshippers. Beginning with a block paved patio area with a centred lawn and a further rear patio area.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

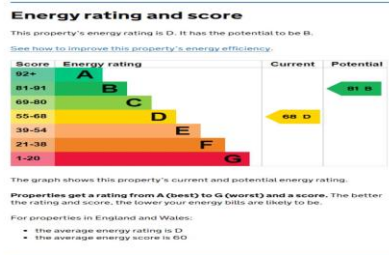
A full Energy Performance Certificate is available upon request.

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.



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.