



**24 Ludlow Crescent**  
**Redcar, TS10 2LQ**

**£229,000**

**Energy Rating : D**



## 24 Ludlow Crescent

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### Description

With no onward chain, this excellent Three/Four Bedroom Detached Family Home is offered in 'move in ready' condition and merits your time for an early viewing. The location within the popular Ings Farm development, is highly sought after with notable features to include gas central heating (Baxi combi boiler fitted July 2020 with an initial 10 year warranty), uPVC double glazing, a generously proportioned lounge, a fitted kitchen with integrated appliances, a glass roofed garden room, a fourth bedroom/second reception room with a ground floor bathroom adjacent - a layout ideal for those in need of one level living. There are a further three first floor bedrooms with the master benefitting from an en-suite shower room. Outside there is a large block paved driveway providing off road parking for multiple vehicles, a larger sized garage and established gardens, the rear enjoying a sunny west facing position that is enclosed therefore child and pet friendly. Local shopping facilities, bus services, good schooling, bus/train services and the coastal town centre itself are all within reach. This property comes highly recommended so please call us now to arrange your viewing.

### Accommodation

#### Porch Entrance

Upvc double glazed entrance door. Upvc double glazed connecting door to the hallway.

#### Hallway 14' 9" x 5' 11" (4.5m x 1.8m)

Staircase off to the first floor and a double radiator.

#### Lounge 15' 2" x 11' 7" (4.62m x 3.53m)

Adams style fire surround with a tiled inset and hearth incorporating an electric fire. Upvc double glazed rear aspect window which enjoys lovely views over the garden which is not directly overlooked. Radiator.

#### Second Reception Room/Bedroom 4 11' 10" x 11' 6" (3.6m x 3.5m)

This room currently presents as a reception room but could easily be re-purposed as a fourth bedroom if preferred as it is adjacent to the family bathroom and is ideal for those who require one level living. Feature wall, radiator, upvc double glazed window and a radiator. Connecting door to a storage cupboard.

#### Storage Cupboard 11' 10" x 2' 10" (3.6m x 0.86m)

Very useful space for storage and houses the recently fitted Baxi gas combination boiler which we understand was fitted in 2020 and carries a ten year warranty.

#### Fitted Kitchen 14' 8" x 8' 8" (4.47m x 2.64m)

Range of cream high gloss wall and base units with cupboards, drawers and laminate effect worktops. Built in double fan assisted AEG electric oven and hob with a chrome and glass extractor hood over. Integrated fridge freezer, inset stainless steel drainer and unit with a mixer tap, plumbing for a washing machine and a breakfast bar area. Part clad walls and upvc double glazed double opening doors give access to the garden room.

#### Garden Room 12' 0" x 8' 10" (3.66m x 2.7m)

Light and airy with a glass roof, downlighting and french doors open onto a large patio area in the rear garden.

#### Contemporary Styled Bathroom 11' 8" x 5' 6" (3.56m x 1.68m)

Very smart modern white suite comprising of a low flush wc, wash hand basin with vanity cupboards below. Panel bath with a shower attachment and an additional drench shower head and a glazed screen. Vanity cupboard, chrome effect heated towel radiator, part tiled walls, tiled floor and a upvc double glazed window.

### First Floor

#### Half Landing

Built in cupboard with a hanging rail.

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### **Bedroom 1** 11' 6" x 16' 6" (3.5m x 5.03m)

Lovely views towards the hills from the upvc double glazed window, radiator, built in wardrobe.

### **En-Suite** 4' 9" x 8' 2" (1.45m x 2.5m)

White suite comprising of a quad shower enclosure with a thermostatic shower, white low flush wc and pedestal wash hand basin. Fully clad walls and ceiling with downlighting. Double glazed velux roof window.

### **Bedroom 2** 12' 4" x 7' 9" (3.76m x 2.36m)

Part wood panelled walls, built in wardrobe, radiator and a upvc double glazed window.

### **Bedroom 3** 11' 7" x 8' 1" (3.53m x 2.46m)

Built in overstairs storage cupboard, radiator and a upvc double glazed window.

### **Externally**

#### **Driveway**

Extensive block paved driveway provides off road parking for multiple vehicles and gives access to a larger sized garage.

#### **Garage** 21' 1" x 10' 2" (6.43m x 3.1m)

Larger sized garage with an electric roller door, power/electric lights, cold water tap and a side access door into the garden.

#### **Garden**

The west facing rear garden enjoys a sunny position is enclosed and is both child and pet friendly. Incorporating a large patio area, lawn and box hedging

#### **Council Tax Band**

Council tax band:- D

#### **Energy Performance Certificate**

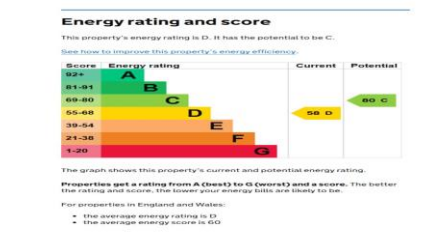
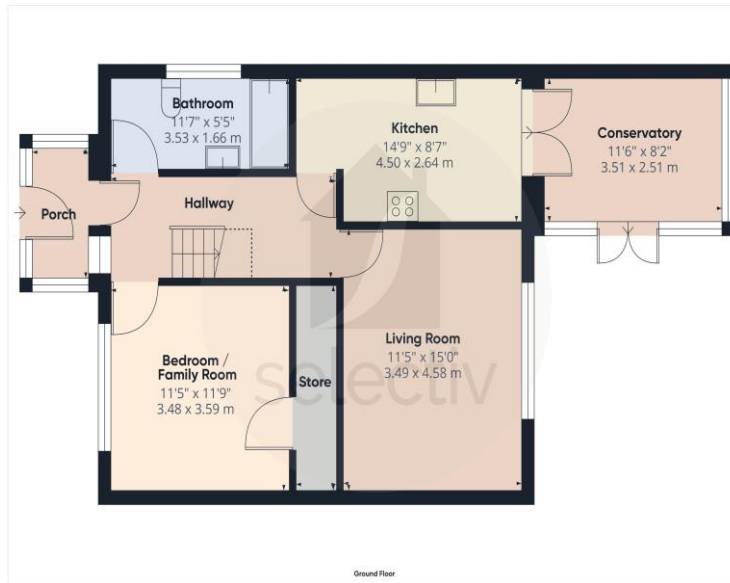
A full Energy Performance Certificate is available upon request.

#### **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.



## 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.