



**34 Cranbourne Drive**  
Redcar, TS10 2SP

**£150,000**

**Energy Rating : D**



## 34 Cranbourne Drive

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### Description

Situated on the hugely popular 'Mickledales' residential development is this lovely 2 bedroom terraced home. Offering an ideal opportunity for the first time buyer to take their first steps onto the property ladder or equally as ideal for the buy to let investor with the ability to return a healthy rental yield. This lovely home occupies an enviable WEST-facing plot and is finished to a brilliant standard with neutral tones throughout. Viewing Essential!!! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, modern fitted kitchen and downstairs cloaks/WC. To the first-floor; two double bedrooms and family shower room/WC. Externally; driveway & low-maintenance gardens with the rear enjoying a WEST-facing aspect.

### Accommodation

#### Entrance Lobby

Upvc double glazed entrance door to the front, upvc double glazed window to the side, double radiator and staircase to the first floor.

#### Living Room 13' 8" x 12' 9" (4.16m x 3.88m)

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

#### Modern Fitted Kitchen/Breakfast Area 9' 5" x 12' 9" (2.87m x 3.88m)

Modern range of tall, wall and base units incorporating drawers, laminate worktops and laminate breakfast bar. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, integrated dishwasher, integrated fridge and an integrated freezer. Built in electric oven with cooker hood over, downlights and a upvc double glazed window to the rear.

#### Rear Lobby

Upvc double glazed entrance door to the side, single radiator and access to the downstairs cloakroom.

#### Downstairs Cloakroom/WC

White suite comprising of a low flush wc, floating vanity wash hand basin with mixer tap, single radiator and tiled splash back. Upvc double glazed window to the side.

### First Floor

#### Landing Area

Attractive spindle balustrade and independent access to all rooms and loft space.

#### Bedroom 1 8' 4" x 12' 8" (2.54m x 3.86m)

Two upvc double glazed windows to the front, single radiator, useful storage cupboard which houses the hot water tank.

#### Bedroom 2 8' 5" x 10' 7" (2.56m x 3.22m)

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

#### Family Shower Room

Modern white suite comprising of a double walk in shower cubicle, pedestal wash hand basin with mixer tap, push button wc, PVC clad walls, downlights and an extractor unit.

### Externally

#### Driveway

Leads to the front of the property and offers ample off street parking.

#### Gardens

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The front garden has been designed for low maintenance being mainly laid to a pebbled area. The rear garden enjoys a good degree of privacy and benefits from a west facing aspect making it ideal for the sun worshippers. Being designed for low maintenance being fully laid to a decked patio area. Further boasting garden shed and rear access gate.

### **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**

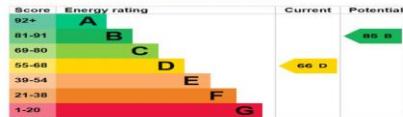
Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars 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.



## 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

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto: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.