



22 Aintree Road
Redcar, TS10 2HX

£240,000

Energy Rating : C



22 Aintree Road

Description

Located on the highly desirable 'Racecourse' estate on the east side of 'Redcar' is this absolutely stunning, substantially extended and carefully re-modelled 3 bedroom semi-detached family home. This beautiful home absolutely summarises modern living & radiates a simple elegance only comparable with showhomes. Simply put a much improved family home in a glorious location, what's not to love! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, elegantly proportioned living room, stunning heart of the home open plan kitchen/dining/family room with utility and downstairs cloaks/WC. To the first-floor; master bedroom with quality fitted wardrobes, two further well-sized bedrooms and luxury family bathroom/WC. Externally; long side drive, detached garage & well-tendered gardens.

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the side with adjacent glazed surround. Double radiator, useful understairs cloaks/storage cupboard. Stylish LVT flooring and an attractive spindle staircase to the first floor.

Living Room 17' 4" x 12' 10" (5.28m x 3.91m)

A fantastic elegantly proportioned dual aspect room with a upvc double glazed window to the front and side. Practical recess in the chimney space ideal for an electric fire. Double radiator and wall lights.

Stunning Heart of the Home Open Plan Fitted Kitchen/Dining/Family Room 19' 9" x 16' 6" (6.02m x 5.03m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated dishwasher and space for an American style fridge freezer. Built in double oven with separate hob and stainless steel cooker hood over. Two vertical radiators, distinctive LVT flooring, downlights, two roof windows, upvc double glazed window to the rear and upvc double glazed french doors to the rear giving an effortless connection to the rear garden.

Utility

Modern range of tall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, wall mounted gas central heating boiler, distinctive LVT flooring, downlights and a upvc double glazed window to the side.

Downstairs Cloakroom/WC

Modern white suite comprising of a push button wc, vanity wash hand basin with waterfall mixer tap, radiator, distinctive LVT flooring, downlights and an extractor unit.

First Floor

Master Bedroom 17' 4" x 12' 10" (5.28m x 3.91m)

A fantastic elegantly proportioned room with a upvc double glazed window to the front, double radiator and quality fitted wardrobes.

Landing Area

Bedroom 2 10' 4" x 10' 1" (3.15m x 3.07m)

Upvc double glazed window to the rear and double radiator.

Bedroom 3 10' 4" x 7' 1" (3.15m x 2.16m)

Upvc double glazed window to the rear and double radiator.

Luxury Family Bathroom

22 Aintree Road

Modern white suite comprising of a "L" shaped panel bath with overhead shower and shower curtain. Vanity wash hand basin with mixer tap, push button wc, chrome towel radiator, stylish tiled flooring, tiled surrounds and a upvc double glazed window to the side.

Externally

Driveway

A long side driveway offering ample off street parking and leads to the detached garage.

Detached Garage

Up and over door and a side courtesy door.

Gardens

The front garden sits behind an attractive dwarf wall and is mainly laid to a mature lawned area. The rear garden is larger than average enjoying a good degree of privacy. Beginning with a block paved patio area which incorporates footpath which extends further onto a raised decked patio area. Centred mature lawn, side access gate, outside tap and security lighting.

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

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.