



**28 Westfield Avenue**  
**Redcar, TS10 1HG**

**£175,000**

**Energy Rating : D**



# 28 Westfield Avenue

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## Description

Sitting on an enviable corner plot in a glorious hidden gem of a location is this well-presented and deceptively spacious 3 bedroom semi-detached family home. This lovely home cherishes many memories has many key selling features yet still manages to burst with even further potential. A home of elegant proportions, ripe & ready to return to it's former glory! MUST VIEW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance porch, hallway, downstairs cloaks/WC, living room, dining room and fitted kitchen. To the first-floor; two double bedrooms, bedroom 3 and wet room. Externally; driveway, detached garage and landscaped gardens.

## Accommodation

### Entrance Porch

Upvc double glazed entrance door to the front with adjacent glazed panel and upvc double glazed windows to either side. Upvc double glazed inner door to the hallway.

### Entrance Hall

Upvc double glazed inner door to the front, single radiator and a useful understairs storage cupboard. Access to the downstairs cloakroom and an attractive spindle staircase to the first floor.

### Downstairs Cloakroom/WC

Modern white suite comprising of a vanity unit housing a push button wc, wash hand basin with mixer tap and base storage unit. White towel radiator and an extractor unit.

### Living Room 12' 8" x 12' 5" (3.86m x 3.78m)

Upvc double glazed window to the rear, single radiator, wall mounted log effect flicker flame fire with decorative surround and decorative ceiling coving. Double doors giving access to the dining room.

### Dining Room 9' 7" x 12' 5" (2.92m x 3.78m)

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

### Fitted Kitchen 8' 10" x 7' 5" (2.69m x 2.26m)

Range of wall and base units incorporating drawers, laminate worktops, co-ordinating upstands and a complimenting tiled splashback. Composite inset sink unit with mixer tap, plumbing for a washing machine and a gas cooker point. Useful pantry style storage cupboard with space for an undercounter fridge. Double radiator, upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

## First Floor

### Landing

Useful storage cupboard, upvc double glazed window to the side and independent access to all rooms and to the loft space.

### Master Bedroom 13' 5" x 11' 1" (4.09m x 3.38m)

Upvc double glazed window to the front, single radiator and built in bedroom furniture.

### Bedroom 2 9' 8" x 8' 9" (2.94m x 2.66m)

Upvc double glazed window to the rear, single radiator, fitted wardrobes with a dresser unit.

### Bedroom 3 8' 4" x 8' 8" (2.54m x 2.64m)

Upvc double glazed window to the front, single radiator and useful storage upboard.

### Family Shower Room/WC

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Suite comprising of a walk in shower enclosure with shower screen and drain away flooring. Pedestal wash hand basin, low flush wc, chrome towel radiator, tiled walls and a wall mounted gas central heating boiler. Upvc double glazed window to both the side and rear.

### Externally

#### Driveway

Sitting behind double timber gates is an attractive concrete driveway that leads to the detached garage and offers ample off street parking.

#### Detached Garage

Up and over door.

#### Gardens

The front garden sits behind a dwarf timber fence and is mainly laid to a resin bound area with attractive borders of shrubs and plants. The side garden there is a large resin patio area, mature lawn with summer house. The rear garden has a small service area ideal for storing bins.

#### Council Tax Band

Council tax band:- B

#### Energy Performance Certificate

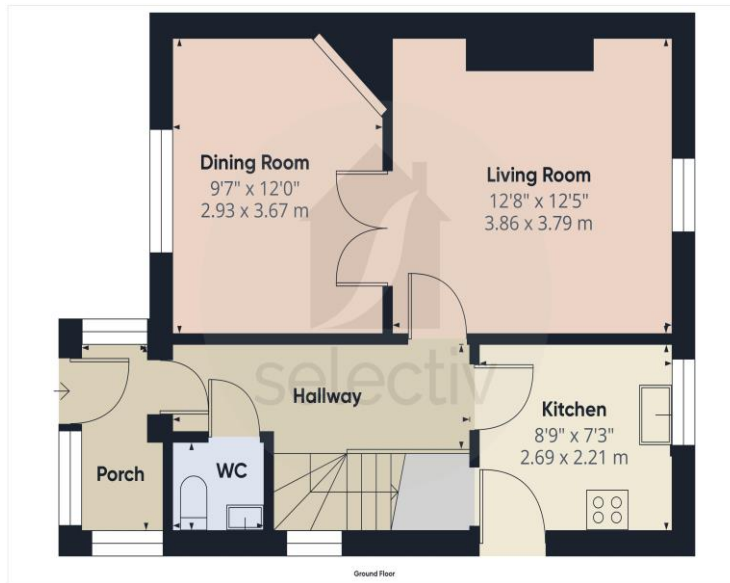
A full Energy Performance Certificate is available upon request.

#### 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.