



## 81 Hambleton Avenue

Redcar, TS10 4GY

**£215,000**

**Energy Rating : C**



# 81 Hambleton Avenue

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## Description

Modern living at its finest! Situated on a highly sought after modern development is this substantially extended & simply stunning 3 bedroom detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features & a beautifully landscaped rear garden. A lovely modern built 'Turn Key' home! The Property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, home office with large storage cupboard, bay-fronted living room, dining room, garden room, modern fitted kitchen with utility area and downstairs cloaks/WC. To the first-floor; master bedroom with en-suite shower room/WC, two further double bedrooms and family bathroom/WC. Externally; driveway & beautifully landscaped rear gardens.

## Accommodation

### Entrance Lobby

Composite entrance door to the front, Koyer built in entrance mat style flooring. Access to both the home office and living room.

### Home Office 7' 5" x 8' 10" (2.26m x 2.69m)

Versatile room converted from the original garage space with a large walk in storage room and a upvc double glazed window to the front.

### Living Room 11' 6" x 14' 3" (3.50m x 4.34m)

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

### Dining Room 10' 4" x 11' 8" (3.15m x 3.55m)

Opening to the garden room, distinctive Karndean flooring, double radiator and an attractive spindle staircase to the first floor.

### Garden Room 12' 1" x 9' 6" (3.68m x 2.89m)

Upvc double glazed french doors giving access to the rear garden, double radiator, velux window and downlights. Access to the kitchen.

### Modern Fitted Kitchen 9' 1" x 10' 9" (2.77m x 3.27m)

Modern range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap and space for a tumble dryer. Built in electric oven with gas hob, glazed splashback and cooker hood over. Distinctive Karndean flooring and a upvc double glazed window to the rear.

### Utility Room

Upvc double glazed entrance door to the side, plumbing for a washing machine, space for an upright fridge freezer, wall mounted gas central heating boiler, distinctive Karndean flooring, radiator and access to a downstairs cloakroom/wc.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with tiled splashback. Single radiator, distinctive Karndean flooring and an extractor unit.

## First Floor

### Landing Area

Attractive spindle balustrade, useful storage cupboard and independent access to all rooms.

### Master Bedroom 13' 11" x 8' 9" (4.24m x 2.66m)

Upvc double gazed window to the rear, single radiator and access to the en-suite.

### En-Suite Shower Room

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Modern white suite comprising of a corner shower cubicle, pedestal wash hand basin, push button wc, half tiled walls, single radiator, extractor unit and a upvc double glazed window to the rear.

## **Bedroom 2** 9' 6" x 10' 0" (2.89m x 3.05m)

Upvc double glazed window to the front and single radiator.

## **Bedroom 3** 9' 10" x 8' 2" (2.99m x 2.49m)

Upvc double glazed window to the front and single radiator.

## **Family Bath**

Modern white suite comprising of a panel bath, pedestal wash hand basin, push button wc, single radiator, half tiled walls, extractor unit and a upvc double glazed window to the rear.

## **Externally**

## **Driveway**

Driveway leading to the front and offers ample off street parking as well as an EV charging port.

## **Gardens**

The front garden sits behind an attractive wrought iron fence is mainly laid to lawn with attractive borders of shrubs and plants. The rear garden enjoys a good degree of privacy and benefits from a south facing aspect making it ideal for enjoying those warm summer evenings. The garden has been beautifully landscaped beginning with a block paved patio with two artificial lawned areas.

## **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](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.