



45 Silverdale Gardens

Redcar, TS10 2UF

Offers in excess
of **£250,000**

Energy Rating : B



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Description

Is it time to discover the benefits of buying 'nearly new' ? Have you been looking for a modern home but don't want to compromise on size, space, practicalities or privacy ? Then look no further because this stunning home has it all as well as being finished with extraordinary luxury touches. Book your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, living room, modern fitted kitchen/breakfast area and dining room. To the first-floor; master bedroom with luxury en-suite shower room/WC & quality fitted wardrobes, two further double bedrooms and luxury family bathroom/WC. Externally; driveway, integral garage, open lawned front garden and stunning landscaped rear garden which affords complete privacy.

Accommodation

Entrance Hall

Composite entrance door to the front, radiator, access to the downstairs cloak room, access to the first floor staircase and stylish tiled flooring.

Downstairs Cloakroom/WC

Modern white suite comprising of a push button wc, pedestal wash hand basin with mixer tap, chrome towel radiator, half tiled walls, stylish tiled flooring, downlights and extractor unit.

Living Room 14' 9" x 10' 4" (4.49m x 3.15m)

Upvc double glazed french doors to the rear with adjacent glazed surround, double radiator.

Dining Room 8' 6" x 10' 2" (2.59m x 3.10m)

Upvc double glazed window to the front and double radiator.

Modern Fitted Kitchen 10' 4" x 10' 6" (3.15m x 3.20m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops, and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated washing machine, integrated fridge freezer, built in electric oven with 5 ring gas hob with glazed splash back and cooker hood over. Single radiator, extractor unit, downlights, upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

First Floor Landing

Attractive spindle balustrade with oak handrail, upvc double glazed window to the side, useful storage cupboard, single radiator and access to the loft space.

Master Bedroom 10' 4" x 12' 5" (3.15m x 3.78m)

Upvc double glazed window to the front, single radiator, quality range of Hammonds fitted wardrobes and access to the en-suite.

En-Suite Shower Room

Modern white suite comprising of a shower cubicle, floating wash hand basin with mixer tap, push button wc, single radiator, tiled walls, downlights, extractor unit and a upvc double glazed window to the front.

Bedroom 2 10' 5" x 8' 9" (3.17m x 2.66m)

Upvc double glazed window to the rear, single radiator, quality range of Hammonds fitted wardrobes.

Bedroom 3 9' 9" x 8' 1" (2.97m x 2.46m)

Upvc double glazed window to the rear and single radiator.

Family Bathroom/WC

Modern white suite comprising of a panelled bath with mixer tap, floating wash hand basin with mixer tap, push button wc, chrome towel radiator, tiled walls, stylish LVT flooring and a upvc double glazed window to the side.

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Externally

Extensive driveway which leads to the integral garage and offers ample off street parking.

Integral Garage

Up and over door, power, light and a wall mounted gas central heating boiler.

Gardens

The front garden has been beautifully landscaped and well designed for low maintenance but with plenty of colour with attractive borders of shrubs and plants. The rear garden enjoys a good degree of privacy and is a good size. Beginning with a block paved patio area before extending to a mature lawn and a further block paved area. Further boasting an outside tap, security lighting and side access gate.

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

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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.