



104 Broadway East
Redcar, TS10 5DP

£164,950

Energy Rating : E



104 Broadway East

Description

Every once in a while a property is brought to the open market which sets a new standard for specification and exceeds all previous expectations, THIS is one of those TIMES! This beautifully presented family home now really has it all with notable mentions going to , luxury family bathroom and fantastic open plan living at the rear giving an effortless connection to the rear garden. A home that has been designed to make the jaw drop, we are supremely confident you will fall in LOVE! The property benefits from gas central heating and uPVC double glazing, briefly comprising; Modern fitted kitchen/breakfast area, open plan living room/dining room with feature log burning stove and prestigious conservatory. To the first-floor; master bedroom with quality fitted wardrobes, luxury family bathroom and two further well-sized bedrooms. Externally; low-maintenance frontage, integral garage and larger than average rear garden which affords complete privacy.

Accommodation

Stunning Fitted Kitchen/Breakfast Area 13' 4" x 9' 4" (4.06m x 2.84m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and separate laminate breakfast bar with base units and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, space for an upright fridge freezer, built in electric oven with hob and stainless steel cooker hood over. Vertical radiator, useful storage cupboard, stylish laminate flooring, a upvc double glazed entrance door and window to the front

L Shaped Open Plan Living/Dining Room 15' 9" x 18' 11" (4.80m x 5.76m)

Light and airy dual aspect room with upvc double glazed window and french doors to the rear allowing the room to fill with a good degree of natural light. Two double radiators, recessed log burning stove on tiled hearth and surround. Stylish laminate flooring and decorative ceiling coving.

Prestigious Conservatory 8' 10" x 7' 11" (2.69m x 2.41m)

Upvc double glazed entrance door to the side, upvc double glazed windows to the side and rear and stylish tiled flooring.

Inner Lobby

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

Downstairs Cloakroom

Modern white suite comprising of a push button wc, single radiator, half clad walls, stylish LVT flooring and a upvc double glazed window to the side.

First Floor

Landing

Independent access to all rooms and loft space. Useful storage cupboard which houses the gas central heating boiler.

Master Bedroom 11' 4" x 12' 3" (3.45m x 3.73m)

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

Bedroom 2 11' 5" x 9' 9" (3.48m x 2.97m)

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

Bedroom 3 6' 10" x 9' 0" (2.08m x 2.74m)

Upvc double glazed window to the rear and single radiator.

Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap with handheld and overhead shower attachments along with shower curtain. Pedestal wash hand basin with mixer tap, push button wc, double radiator, PVC clad ceiling and a upvc double glazed window to the front.

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Externally

Frontage

Attractive and low maintenance being amplified for off street parking being fully laid to a block paved area.

Integral Garage

Up and over door, power and light.

Garden

The rear garden is larger than average and offers a fantastic degree of privacy not being directly overlooked. Beginning with a block paved patio area before extending onto a mature lawn with attractive borders of shrubs and plants.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

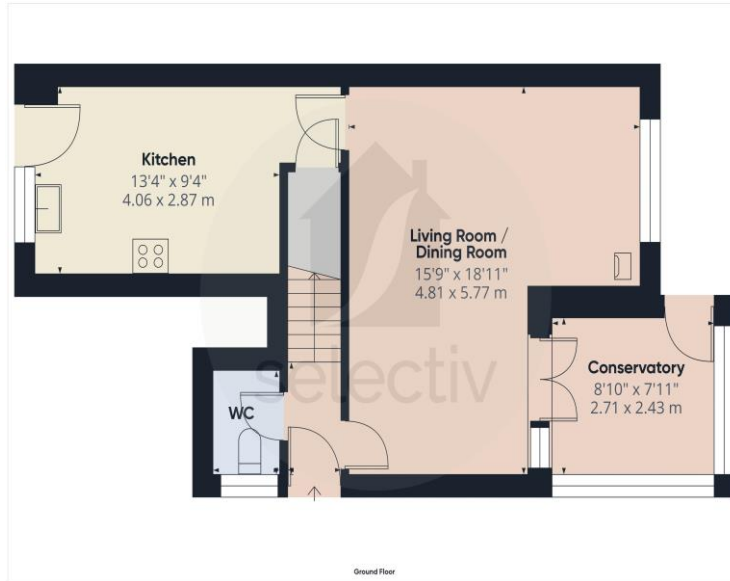
A full Energy Performance Certificate is available upon request.

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

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Energy rating and score

This property's energy rating is E. It has the potential to be C.

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

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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.