



31 Hampton Grove
Redcar, TS10 3PJ

£180,000

Energy Rating : D



31 Hampton Grove

Description

Every once in a while a property is brought to the market that simply exceeds all previous expectations, THIS is one of those TIMES! In our opinion this absolutely stunning 2 bedroom bungalow is the very pinnacle of the style of home being taken above and beyond the standard specification and now boasting luxury after luxury but still managing to radiate a welcoming warmth & practical accommodation throughout. All in all a simply must view home that will not last long on the open market, Pick up the phone and BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; l-shape entrance hall, warm & cozy living room, stunning fitted kitchen, versatile garden/breakfast room. Master bedroom with quality fitted wardrobes, bedroom 2 and luxury family bathroom/WC. Externally; low-maintenance frontage & beautifully landscaped rear garden.

Accommodation

L Shaped Entrance Hall

Upvc double glazed entrance door to the side, double radiator, stylish LVT flooring and a useful metre cupboard. Independent access to all rooms and to a boarded loft space.

Living Room 10' 9" x 12' 0" (3.27m x 3.65m)

Upvc double glazed bay window to the front, double radiator and a wall mounted gas fire with decorative surround. Stylish LVT flooring and decorative ceiling coving.

Stunning Fitted Kitchen 11' 1" x 11' 8" (3.38m x 3.55m)

Modern and quality range of solid wood wall, base and display units incorporating drawers, granite worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated dishwasher, plumbing for a washing machine, a built in coffee machine and a larder style storage units. Built in double oven with separate hob with stainless steel splashback and cooker hood over. PVC clad walls and ceiling, upvc double glazed window to the rear and a barn style entrance door to the side giving access to the garden room/breakfast area.

Garden Room/Breakfast Area 8' 2" x 9' 8" (2.49m x 2.94m)

A fantastically versatile room that could easily be optimised as a seating area for enjoying those warm summer evenings or for enjoying an early morning coffee with your newspaper. Upvc double glazed french doors giving that effortless connection to the rear garden. Space for an upright fridge freezer, double radiator, distinctive LVT flooring and a PVC clad ceiling.

Master Bedroom 10' 10" x 7' 7" (3.30m x 2.31m)

Upvc double glazed french doors to the rear which give access to the garden room. Double radiator, quality fitted wardrobes, stylish LVT flooring and decorative ceiling coving.

Bedroom 2 9' 1" x 8' 2" (2.77m x 2.49m)

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

Luxury Family Bathroom

Modern white suite comprising of a panel bath with overhead shower and shower screen. Vanity wash hand basin with mixer tap, push button wc with base storage unit, chrome towel radiator, stylish LVT flooring, tiled walls, PVC clad ceiling and a upvc double glazed window to the side.

Externally

Driveway

Attractive block paved driveway offering ample off street parking.

Gardens

31 Hampton Grove

The front garden has been designed for low maintenance and to amplify off street parking being laid to a pebbled area. 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. Being beautifully landscaped and designed for low maintenance, beginning with a block paved patio area that sits beneath a pergola and with attractive raised borders of shrubs and plants before extending onto a further block paved patio area. Garden shed and a side access gate.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

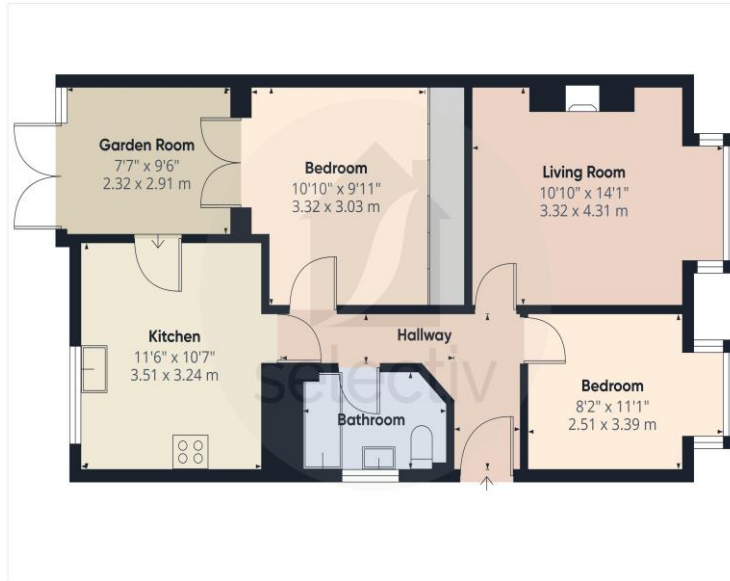
A full Energy Performance Certificate is available upon request.

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

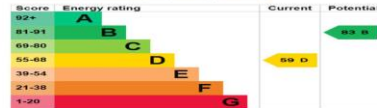
Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars 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

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.