



**31 Cotswold Drive**  
**Redcar, TS10 4AG**

**£185,000**



**Energy Rating : D**



# 31 Cotswold Drive

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## Description

Could this be your dream home? Situated on the highly sought after 'West' side of the town this superbly well-presented 3 bedroom semi-detached family home has it all. This lovely home doesn't know the meaning of compromise offering space, a fantastic finish and mature wrap-around gardens. Don't just take our word for it, BOOK your viewing NOW and find out for yourself! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, open plan living/dining room and modern fitted kitchen. To the first-floor; two double bedrooms, family bathroom with separate WC and bedroom 3. Externally; driveway, detached garage & mature wrap around gardens.

## Entrance Porch

Upvc double glazed entrance door to the front, solid wood inner door giving access to the hallway.

## Hallway

Solid wood inner door to the front, useful storage cupboard and single radiator. Independent access to all rooms and to the first floor staircase.

## Open Plan Living/Dining Room *26' 4" x 12' 1" (8.02m x 3.68m)*

Light and airy dual aspect room with upvc double glazed window to the front and rear. Two radiators and a feature wall mounted electric fire.

## Modern Fitted Kitchen *8' 8" x 14' 3" (2.64m x 4.34m)*

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for an upright fridge freezer, space for a oven with a cooker hood over. Stylish tiled flooring, upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

## First Floor

### Landing Area

Upvc double glazed window to the side, balustrade, useful storage cupboard and independent access to all rooms and to the loft space.

### Master Bedroom *11' 7" x 11' 2" (3.53m x 3.40m)*

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

### Bedroom 2 *10' 10" x 11' 4" (3.30m x 3.45m)*

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

### Bedroom 3 *8' 7" x 7' 2" (2.61m x 2.18m)*

Upvc double glazed window to the front and single radiator.

### Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower curtain. Pedestal wash hand basin, single radiator, PVC clad walls and a upvc double glazed window to the side.

### Separate WC

Modern white suite comprising of a low flush wc and a upvc double glazed window to the side.

## Externally

### Driveway

Located to the rear of the property leads to the detached garage and offers ample off street parking.

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### **Detached Garage**

Up and over door and a side courtesy door.

### **Gardens**

The front garden sits behind an attractive dwarf wall and is laid to two mature lawned areas with a centred footpath. The rear garden enjoys a good degree of privacy and is mainly laid to lawn.

### **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 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)

### 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.