



**22 Rossendale Close**

**Marske-By-The-Sea, TS11  
6DT**

**£235,000**

**Energy Rating :**



## 22 Rossendale Close

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### Description

Have you been looking for the perfect family home ? With plenty of space to grow into, quality at every turn and a south-facing aspect to the rear we believe this beautiful home to be exactly that. Situated in a super highly sought after location within the charming village of 'Marske by the Sea' this substantially extended and much improved 3 bedroom semi-detached has it all and more than could ever be imagined. Properties of this calibre in such a glorious location are few and far between, therefore early viewing is strongly advised! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, stunning fitted kitchen/breakfast area, spacious living room, dining/family room, inner lobby (ideal as playroom or home office) and garden room. To the first-floor; master bedroom with en-suite WC, two further double bedrooms and luxury family bathroom. Externally; attractive low-maintenance frontage, integral garage/store room and SOUTH-facing rear garden.

### Accommodation

#### Entrance Lobby

Composite entrance door to the side with adjacent glazed surround. Stylish LVT flooring and an attractive spindle staircase to the first floor.

#### Living Room 12' 10" x 14' 4" (3.91m x 4.37m)

Opening to the rear to the dining room. Upvc double glazed bay window to the front. recessed log burning stove with decorative surround and a double radiator.

#### Dining Room 13' 10" x 6' 10" (4.21m x 2.08m)

Upvc double glazed french doors to the rear, upvc double glazed window to the rear, double radiator, downlights and decorative ceiling coving.

#### Inner Lobby/Home Office 8' 3" x 5' 9" (2.51m x 1.75m)

A fantastically versatile/connection room that has an opening to the garden room and a courtesy door to the garage.

#### Garden Room 12' 9" x 7' 9" (3.88m x 2.36m)

Upvc double glazed french doors to the side with adjacent glazed surround. Upvc double glazed window to the rear, stylish laminate flooring and fitted storage cupboards with desk unit.

#### Stunning Fitted Kitchen/Breakfast Area 12' 10" x 11' 4" (3.91m x 3.45m)

Modern range of tall, wall and base units incorporating drawers, quartz worktops, quartz breakfast bar and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap/flexi-hose, plumbing for a washing machine, space for an American fridge freezer and an integrated dishwasher. Built in electric oven with induction hob and cooker hood over. PVC clad ceiling with downlights, useful storage cupboard and a upvc double glazed window to the front.

### First Floor

#### Landing

Independent access to all rooms and to a boarded loft space.

#### Master Bedroom 9' 8" x 14' 3" (2.94m x 4.34m)

Upvc double glazed window to the front and side. Single radiator, two sets of fitted wardrobes and access to the en-suite/wc.

#### En-Suite WC

Modern white suite comprising of a corner push button wc, vanity wash hand basin with mixer tap, useful storage cupboard, PVC clad walls and ceiling.

#### Bedroom 2 8' 4" x 15' 8" (2.54m x 4.77m)

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Upvc double glazed window to the front and rear. Double radiator and dado rail.

### **Bedroom 3** 12' 7" x 14' 4" (3.83m x 4.37m)

Two upvc double glazed windows to the rear, single radiator and downlights.

### **Luxury Family Bathroom**

Modern white suite comprising of a panel bath with TV and a mixer tap, separate shower cubicle and a vanity unit housing the wash hand basin with mixer tap and push button wc. Chrome towel radiator, tiled walls, PVC clad ceiling with downlights. Upvc double glazed window to the side.

### **Externally**

#### **Frontage**

The frontage has been designed for low maintenance and leads to the to the garage and to amplify off street parking.

#### **Attached Garage**

Electric roller door it has been reduced in size to accommodate the conversion/extension and is now used for storage area.

#### **Gardens**

The rear garden has been designed for low maintenance being interspersed with patios and artificial lawned areas. Security lighting, power sockets and attractive borders of shrubs and plants.

#### **Summerhouse**

Houses the hot tub.

#### **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.



### 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.