



**19 Bennison Crescent**  
**Redcar, TS10 5HW**

**£139,950**

**Energy Rating : D**



# 19 Bennison Crescent

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## Description

Whether you are looking to take your first steps onto the property ladder or looking for a family home in a highly sought after location with plenty of space to grow into, then this is the HOME FOR YOU! This lovely home very simply put radiates a homely warmth and is well-presented throughout as well as still managing to offer plenty out of the ordinary. Space to grow into, double garage & private rear garden. A real one off home that MUST be viewed to be fully appreciated!

## Accommodation

### Entrance Lobby

Composite entrance door to the front, upvc double glazed window to the front, double radiator and a useful understairs storage cupboard. Access to all rooms and an attractive spindle staircase to the first floor.

### Living Room 14' 1" x 11' 3" (4.29m x 3.43m)

Light and airy dual aspect room with upvc double glazed windows to the front and side. Double radiator, feature wall mounted electric flicker flame fire with decorative surround. Stylish laminate flooring, sealing rose and decorative ceiling coving.

### Dining Room 10' 7" x 9' 9" (3.22m x 2.97m)

Upvc double glazed patio door to the rear, double radiator and an opening to the kitchen.

### Fitted Kitchen 11' 1" x 9' 10" (3.38m x 2.99m)

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 dishwasher and space for an undercounter fridge. Built in electric oven with hob. Tiled flooring, upvc double glazed entrance door to the rear which gives access to the utility and downstairs wet room.

### Inner Lobby

Upvc double glazed entrance door to the side giving access to the rear garden. Courtesy door to the garage, tiled flooring and access to the utility and wet room.

### Utility 10' 4" x 5' 3" (3.15m x 1.60m)

Range of wall and base units incorporating drawers and laminate worktops. Composite inset sink unit with mixer tap and a wall mounted gas central heating boiler. Plumbing for a washing machine, space for a tumble dryer, space for an upright fridge freezer, double radiator, tiled flooring and a upvc double glazed window to the rear.

### Wet Room/WC

Modern white suite comprising of a walk in shower enclosure with drain away flooring. Floating wash hand basin with mixer tap, push button wc, PVC clad walls and ceiling, extractor unit and a upvc double glazed window to the rear.

## First Floor

### Landing Area

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

### Master Bedroom 11' 3" x 12' 4" (3.43m x 3.76m)

Upvc double glazed windows to the front and side, double radiator, ceiling rose and decorative ceiling coving.

### Bedroom 2 11' 5" x 11' 8" (3.48m x 3.55m)

Upvc double glazed window to the rear, single radiator, ceiling rose and decorative ceiling coving.

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## **Bedroom 3** 7' 1" x 9' 9" (2.16m x 2.97m)

Upvc double glazed window to the rear, single radiator, ceiling rose and decorative ceiling coving.

## **Externally**

## **Driveway**

Double width driveway that leads to a double attached garage and offers ample off street parking.

## **Double Attached Garage**

Electric roller door, power/light and a rear courtesy door.

## **Gardens**

The front garden sits behind an attractive dwarf wall and is mainly laid to a mature lawn. The rear garden enjoys a good degree of privacy and benefits from a south facing aspect making it ideal for the sun worshippers. Beginning with a block paved patio area before extending onto a mature lawn with attractive borders filled with privacy hedges, shrubs, plants and trees.

## **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 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

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

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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.