



**21 Fawcus Court**  
Redcar, TS10 5QX

**£90,000**

**Energy Rating :**



# 21 Fawcus Court

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## Description

Whether you have been looking to take your first steps onto property ladder or looking to begin/enhance a property portfolio, then we couldn't think of a better place to start. This lovely home offers plenty out of the ordinary with plenty of space to grow into, 3 double bedrooms and low-maintenance outside space. A home that offers amazing value for money that MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance vestibule, living room, modern fitted kitchen/breakfast room and downstairs cloaks/WC. To the first-floor; three double bedrooms and luxury family bathroom/WC. Externally; on-street parking, low-maintenance gardens to the front and rear.

## Accommodation

### Entrance Lobby

Upvc double glazed entrance door to the side, upvc double glazed window to the front, stylish LVT flooring and a useful storage cupboard.

### Living Room 10' 10" x 16' 6" (3.30m x 5.03m)

Two upvc double glazed windows to the front, two radiators, feature media wall with built in space for tv equipment and decorative ceiling coving.

### Modern Fitted Kitchen/Breakfast Area 15' 10" x 0' 0" (4.82m x 0.00m)

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumb for an automatic washing machine, dishwasher and tumble dryer. Gas cooker point, wall mounted gas central heating boiler, space for an American fridge freezer, double radiator, stylish laminate flooring and a upvc double glazed window to the rear.

### Inner Hallway

Upvc double glazed entrance door to the rear which gives access to the rear garden, vertical radiator, stylish laminate flooring, useful storage cupboard, access to the downstairs cloakroom, access to the first floor staircase and decorative ceiling coving.

### Downstairs Cloakroom

White suite comprising of a push button wc, floating wash hand basin with tiled splashback, stylish laminate flooring and a upvc double glazed window to the rear.

### First Floor Landing

Attractive balustrade, useful storage cupboard and access to the loft space.

### Master Bedroom 9' 7" x 14' 3" (2.92m x 4.34m)

Upvc double glazed window to the front and single radiator.

### Bedroom 2 9' 4" x 12' 8" (2.84m x 3.86m)

Upvc double glazed window to the rear and single radiator.

### Luxury Family Bathroom

Modern white suite comprising of a "P" shaped panel bath with mixer tap, overhead dual shower attachment and shower screen. Vanity unit housing the wash hand basin with mixer tap, push button wc, base storage cupboard and laminate worktop. Chrome towel radiator, tiled walls, pvc clad ceiling with down lights, extractor unit and a upvc double glazed window to the rear.

### Bedroom 3 11' 11" x 6' 5" (3.63m x 1.95m)

Upvc double glazed window to the front, single radiator and stylish LVT flooring.

## Externally

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### **Parking**

On street parking

### **Gardens**

The front garden which sits behind a dwarf wall and has been designed for low maintenance being laid to an extensive pebbled areas with considered planting of attractive shrubs and plants and a block paved footpath. The rear garden enjoys a good degree of privacy and has double timber gates at the rear which could easily be optimised to allow off street parking. Block paved patio area, decked patio and a useful built in storage cupboard.

### **Summer House**

Double timber doors to the front, power and light and a shed/storage area.

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

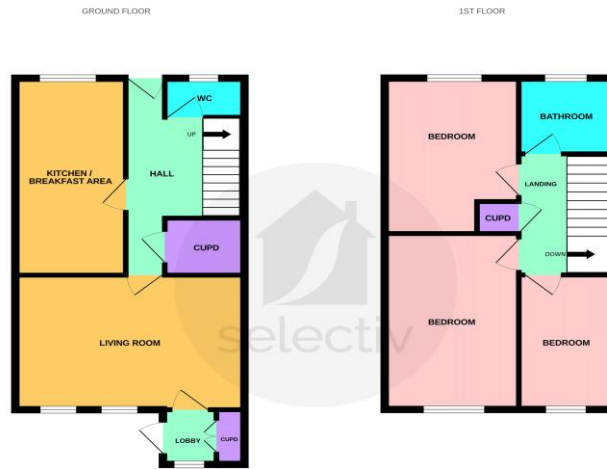
### **Mortgage Services**

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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## 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.