



**8 Brackenberry Crescent**  
Redcar, TS10 2PP

**£235,000**

**Energy Rating : D**



# 8 Brackenberry Crescent

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## Description

It's very easy to run out of superlatives when trying to describe to the reader, this one of a kind 3 bedroom detached family home. Occupying a fantastic plot in arguably one of the finest positions on the highly rated 'Ings' residential development, this lovely home has a lot more to offer than meets the eye and is a real hidden gem in a rarely available position. ALL in all a beautiful property radiating a fantastic elegance & warmth. A MUST view HOME! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, modern fitted kitchen and dining room. To the first-floor; three well-sized bedrooms and luxury family bathroom/WC. Externally; driveway, attached garage, mature lawned front garden and larger than average rear garden which affords a good degree of privacy.

## Ground Floor Accommodation

### Entrance Lobby

Composite entrance door to the front with adjacent glazed surround, practical storage unit, radiator, stylish laminate flooring, stairs to the first floor and decorative ceiling coving.

### Living Room

Upvc double glazed window to the front, feature wall mounted electric fire with decorative surround, radiator and decorative ceiling coving.

### Dining Room

Upvc double glazed french doors to the rear giving an effortless connection to the rear garden making alfresco dining a viable option. Radiator and decorative ceiling coving.

### Modern Fitted Kitchen

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, integrated under counter fridge, built in electric oven with stainless steel cooker hood over. Stylish tiled flooring, downlights and a upvc double glazed window to the rear.

## First Floor Accommodation

### Landing

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

### Master Bedroom

Upvc double glazed window to the front and radiator.

### Bedroom 2

Upvc double glazed window to the rear, radiator and stylish laminate flooring.

### Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, vanity wash hand basin with mixer tap, push button wc, chrome towel radiator, PVC clad walls and a upvc double glazed window to the rear.

### Bedroom 3

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

## Externally

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### **Driveway**

Driveway leads to the attached garage and offers ample off street parking.

### **Attached Garage**

Up and over door, power/light.

### **Gardens**

The front garden is laid to an open mature lawn. The rear garden is larger than average offers a fantastic degree of privacy and has been beautifully landscaped. Beginning with a block paved patio area before extending onto a mature lawn with attractive borders and further onto a raised decked patio area with built in lighting. Further boasting security lighting, outside tap and side access gate.

### **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.

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TOTAL FLOOR AREA: 799 sq ft (74.2 sq m) approx.  
While every effort has been made to ensure the accuracy of the figures included in this document, we do not accept any liability for any errors or omissions. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. The services, fixtures and fittings shown have not been tested and no guarantee can be given as to their quality or efficiency. Call us on 01287 630733 or visit our website [www.selectiv.co.uk](http://www.selectiv.co.uk)

## 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)

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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.