



18 Bradfield Way
Redcar, TS10 4RH

£145,000



Energy Rating : C



18 Bradfield Way

Description

** First time buyer's LOOK OUT! ** Have you been searching for a home that's bursting with modern comforts but still managing to boast spacious accommodation and a private SOUTH-facing rear garden? Then stop what you are doing and book your viewing on this stunning home! Situated on the super highly sought after 'West' side of the town, this beautifully presented 3 bedroom semi-detached home has plenty to offer and simply MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, modern fitted kitchen and open plan living/dining room. To the first-floor; three well-sized bedrooms and family bathroom/WC. Externally; driveway & SOUTH-facing rear garden.

Ground Floor Accommodation

Entrance Hall

Composite entrance door to the front, double radiator, useful understairs storage cupboard, attractive spindle staircase to the first floor and access to the downstairs cloakroom.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, floating wash hand basin with tiled splash back, single radiator and extractor unit.

Modern Fitted Kitchen *8' 7" x 9' 10" (2.61m x 2.99m)*

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Plumbing for a washing machine, space for an upright fridge freezer, concealed gas central heating boiler and a built in electric oven with gas hob and stainless steel cooker hood over. Upvc double glazed window to the front.

Open Plan Living/Dining Room *15' 5" x 15' 8" (4.70m x 4.77m)*

Light and airy dual aspect room with both upvc double glazed french doors and window to the rear giving an effortless connection to the rear garden. Double radiator and a useful storage cupboard.

First Floor Accommodation

Landing

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

Master Bedroom *8' 5" x 16' 10" (2.56m x 5.13m)*

Upvc double glazed window to the rear and single radiator.

Bedroom 2 *8' 5" x 13' 2" (2.56m x 4.01m)*

Upvc double glazed window to the front and single radiator.

Bedroom 3 *10' 10" x 6' 9" (3.30m x 2.06m)*

Upvc double glazed window to the rear and single radiator.

Bathroom

Modern white suite comprising of a panel bath with overhead shower and shower curtain. Vanity wash hand basin, push button wc, double radiator and tiled surrounds. Useful storage cupboard and a upvc double glazed window to the front.

Externally

Driveway

Driveway leading to the front and offering ample off street parking.

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Gardens

The front garden is laid to a small lawned area with a block paved footpath. 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 which incorporates footpaths and leads onto a bin storage area and a rear access gate. Centred mature lawn.

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

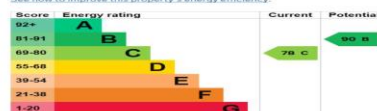
Agent Notes

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 C. 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

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.