



3 Primrose Road
Redcar, TS10 5FF

**Offers in Excess
of £190,000**

Energy Rating : B



3 Primrose Road

Description

WOW WOW WOW, What a stunning home! Defying all stereotypes associated with new build property is this 3 bedroom family home with fantastically well-sized accommodation throughout and a beautifully landscaped SOUTH-WEST-facing rear garden. This stunning home really is presented to the finest of standards and is still complimented with a host of modern comforts. Show room standard, South West-facing rear garden and en-suite master bedroom, WHATS not to LOVE! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, cozy living room and stunning fitted kitchen/dining room. To the first-floor; master bedroom with luxury en-suite shower room/WC. Two further well-sized bedrooms and luxury family bathroom/WC. Externally; driveway, small lawned front garden and SOUTH WEST-facing rear garden which affords a good degree of privacy.

Accommodation

Entrance Hall

Composite entrance door to the front with adjacent glazed surround, double radiator, useful understairs storage cupboard, additional storage cupboard, access to the downstairs cloakroom, stylish porcelain tiled flooring and a upvc double glazed window to the side.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, corner pedestal wash hand basin with mixer tap and tiled splash back. Single radiator, extractor unit and stylish porcelain tiled flooring.

Living Room 14' 1" x 10' 2" (4.29m x 3.10m)

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

Stunning Open Plan Fitted Kitchen/Dining Room 11' 7" x 17' 2" (3.53m x 5.23m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated fridge freezer and concealed gas central heating boiler. Built in electric oven with gas hob, stainless steel splash back and stainless steel cooker hood over, double radiator, downlights and extractor unit. Upvc double glazed window to the rear and upvc double glazed french doors to the rear which give an effortless connection to the rear garden and making alfresco dining a viable option.

First Floor

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 10' 3" x 11' 3" (3.12m x 3.43m)

Upvc double glazed window to the rear and single radiator.

Luxury En-Suite Shower Room

Modern white suite comprising of a double shower cubicle, pedestal wash hand basin with mixer tap and tiled splash back. Chrome towel radiator, tiled surrounds, tiled floor, extractor unit and downlights.

Bedroom 2 9' 7" x 10' 3" (2.92m x 3.12m)

Upvc double glazed window to the front and single radiator.

Bedroom 3 6' 7" x 7' 10" (2.01m x 2.39m)

Upvc double glazed window to the rear and single radiator.

Luxury Family Bathroom

3 Primrose Road

Modern white suite comprising of a panel bath with mixer taps, overhead shower and shower screen. Pedestal wash hand basin with mixer tap, chrome towel radiator, tiled surrounds and tiled flooring. Downlights, extractor unit and a upvc double glazed window to the front.

Externally

Driveway

Block paved driveway leading to the front and offers ample off street parking.

Gardens

The front garden is laid to a small lawned area with block paved footpath. The rear garden enjoys a good degree of privacy and benefits from a South-West facing aspect being beautifully landscaped and beginning with an extensive block paved patio area before extending onto a mature lawn. Further boasting a side access gate and outside tap.

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.

3 Primrose Road



Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, masses and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and prospective buyer is to visit the property in person. The services, quality and specifications shown here are for general and no guarantee made with respect to them.

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.