



41 Delamere Drive

**Marske-By-The-Sea, TS11
6DZ**

£170,000

Energy Rating : E



41 Delamere Drive

Description

WOW WOW WOW What an absolutely beautiful home! Situated in a fantastic position within the super highly sought after village of 'Marske by the Sea' this extended & superbly well-presented 2 bedroom semi-detached bungalow would make the perfect home for the retired person or equally the young professional. All in all, a superbly well-presented bungalow that is bursting with practicalities and luxuries which surpass the expected. Viewing is simply a MUST! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room, modern fitted kitchen and dining area. Two double bedrooms and luxury shower room/WC. Externally; long side drive, detached garage, low-maintenance frontage & SOUTH-facing rear garden.

Accommodation

Entrance Hall

Upvc double glazed entrance door to the front, single radiator and access to all rooms.

Living Room 9' 9" x 14' 4" (2.97m x 4.37m)

Upvc double glazed inner window to the rear, double radiator and a feature wall mounted gas fire with decorative surround.

L Shaped Open Plan Kitchen Dining Area 15' 5" x 16' 5" (4.70m x 5.00m)

Modern range of wall and base units incorporating drawers and laminate worktops. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for an upright fridge freezer and a built in electric oven with gas hob. Double radiator, stylish LVT flooring, two upvc double glazed windows to the side, upvc double glazed window to the rear and upvc double glazed french doors to the rear giving an effortless connection to the rear garden.

Master Bedroom 9' 9" x 13' 2" (2.97m x 4.01m)

Upvc double glazed window to the front, single radiator and fitted wardrobes.

Bedroom 2 9' 4" x 7' 2" (2.84m x 2.18m)

Upvc double glazed window to the front and single radiator.

Luxury Shower Room

Modern white suite comprising of a double walk in shower cubicle, vanity unit housing the wash hand basin with mixer tap, push button wc and base storage unit. Chrome towel radiator, PVC clad walls and ceiling, stylish LVT flooring and an extractor unit.

Externally

Driveway

A long side driveway that leads to a detached garage.

Detached Garage

Up and over door, power/light and a courtesy door to the side.

Gardens

The front garden has been fully pebbled and designed for low maintenance and to amplify off street parking. The rear garden enjoys a good degree of privacy and benefits from a South facing aspect beginning with a block paved patio area which incorporates a footpath and leads further onto a centred and mature lawn with attractive borders of shrubs and plants.

Council Tax Band

Council tax band:- B

41 Delamere Drive

Energy Performance Certificate

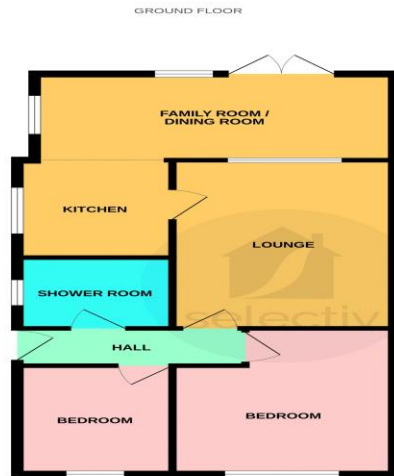
A full Energy Performance Certificate is available upon request.

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.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error. Measurements are taken from the internal face of the wall. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The terms, conditions and specifications shown here are each listed on the guidelines on the separate document page 10.

Energy rating and score

This property's energy rating is E. It has the potential to be D.

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

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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.