



**41 Rowantree Gardens**  
Redcar, TS10 4TD

**£160,000**

**Energy Rating : B**



# 41 Rowantree Gardens

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## Description

A chance to live in style, comfort & luxury! NOW is the time to realise the flexibility of this stunning & contemporary 3 bedroom town house. This lovely home is finished to a showroom standard with plenty out of the ordinary with stylish flooring finishes, upgraded accommodation throughout and a SOUTH-facing rear garden. One of the finest of its kind that MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, downstairs cloaks/WC, open plan modern fitted kitchen/dining room and spacious living room. To the first-floor; two well-sized bedrooms and family bathroom/WC. Second-floor; master bedroom with quality fitted wardrobes and luxury en-suite. Externally; driveway & landscaped SOUTH-facing rear garden.

## Accommodation

### Entrance Lobby

Composite entrance door to the front and single radiator. Stylish laminate flooring, access to the downstairs cloakroom and access to the first floor staircase.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin, single radiator, tiled surrounds, stylish laminate flooring and a upvc double glazed window to the front.

### Open Plan Modern Fitted Kitchen/Dining Room *11' 5" x 13' 7" (3.48m x 4.14m)*

Modern range of tall, wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated fridge freezer and a built in electric oven with gas hob, stainless steel splash back and cooker hood over. Concealed gas central heating boiler, recess with space for a tumble dryer, stylish laminate flooring, radiator and a upvc double glazed window to the front.

### Living Room *14' 7" x 11' 4" (4.44m x 3.45m)*

Upvc double glazed french doors to the rear with adjacent glazed surround, double radiator and a feature bespoke built media wall with recess for tv and tv equipment.

## First Floor

### Landing

Attractive spindle balustrade, single radiator and independent access to all rooms.

### Bedroom 2 *14' 7" x 9' 5" (4.44m x 2.87m)*

Upvc double glazed window to the rear and single radiator.

### Bedroom 3 *14' 7" x 9' 10" (4.44m x 2.99m)*

A versatile room that has been made larger as it now accommodates the landing for access to the second floor, the wall could easily be put back in place and offer a separate landing space. Two upvc double glazed windows to the front and two radiators.

### Family Bathroom

Modern white suite comprising of a panel bath, pedestal wash hand basin, push button wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the side.

## Second Floor

### Master Bedroom *14' 7" x 18' 5" (4.44m x 5.61m)*

Upvc double glazed window to the front, single radiator, quality fitted wardrobes and access to both the en-suite and loft space.

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## En-Suite

Modern white suite comprising of a corner shower cubicle, pedestal wash hand basin, push button wc, double radiator, useful storage cupboard, extractor unit and a velux window to the rear.

## Externally

## Driveway

Double length side drive that offers ample off street parking.

## Gardens

The front garden is laid to an open and mature lawn 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 enjoying those warm summer evenings. Beginning with an attractive block paved patio area and a decked patio area before leading onto a centred mature lawn with attractive raised borders. Side service area with useful storage/garden shed, 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.



## Energy rating and score

This property's energy rating is B. 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.