



40 Wincanton Road
Redcar, TS10 2HR

£270,000

Energy Rating : D



40 Wincanton Road

Description

WOW WOW WOW! What an absolutely stunning HOME! Very rarely is there such a high standard property brought to the open market that sits in such a great location and offers complete privacy, but this home does! So if you're looking for a truly unique, spacious home that offers complete privacy and has been finished to the very highest of standards then this home will not fail to impress! A beautiful home that simply put has been designed to make the jaw drop, BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, Living room, dining room and modern fitted kitchen/breakfast area. Three well-sized bedrooms and luxury family bathroom/WC. Externally; long side drive, attached garage & private rear garden.

Accommodation

Entrance Lobby

Upvc double glazed entrance door and window to the front, double radiator, stylish laminate flooring and an inner door to the living room.

Living Room 12' 6" x 23' 9" (3.81m x 7.23m)

Upvc double glazed bow window to the front, two double radiators and a wall mounted electric flicker flame fire with decorative surround. Decorative ceiling coving. Opening to the rear giving access to the dining room.

Dining Room 18' 1" x 8' 8" (5.51m x 2.64m)

Two skylight windows which allow the room to fill with a good degree of natural light. Double radiator and wall lights.

Modern Fitted Kitchen/Breakfast Area 17' 5" x 8' 6" (5.30m x 2.59m)

Modern 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, space for an upright fridge freezer and space for a range style cooker. Useful storage cupboard, stylish LVT flooring, chrome towel radiator, two upvc double glazed windows to the side and a upvc double glazed entrance door to the rear.

Inner Hall

Independent access to all rooms and opens from the dining room.

Master Bedroom 9' 6" x 14' 5" (2.89m x 4.39m)

Upvc double glazed french doors to the rear giving an effortless connection to the rear garden. Double radiator.

Bedroom 2 10' 6" x 11' 9" (3.20m x 3.58m)

Upvc double glazed window to the rear and double radiator.

Bedroom 3 8' 9" x 9' 9" (2.66m x 2.97m)

Upvc double glazed window to the side and double radiator.

Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower screen. Vanity unit housing the wash hand basin with mixer tap, push button wc, base storage units and finished with a laminate worktop. Double radiator, tiled surrounds, useful storage cupboard, extractor unit and a upvc double glazed window to the side.

Externally

Driveway

A long side drive that leads to an attached garage and offers ample off street parking.

Attached Garage

Up and over door, power and light.

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Gardens

The front garden sits behind an attractive dwarf wall and is laid to a mature lawned area with attractive borders of shrubs and plants. The rear garden enjoys a fantastic degree of privacy beginning with a decked patio area before extending onto a mature lawn.

Council Tax Band

Council tax band:- D

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 D. It has the potential to be C.

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.