



**41 Silverdale Gardens**  
Redcar, TS10 2UF

**£220,000**

**Energy Rating : B**



# 41 Silverdale Gardens

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## Description

LOCATION LOCATION LOCATION!!! Situated on the super desirable 'Taylor Wimpey' 'Rowan Garth' development is this beautifully presented 3 bedroom semi-detached home. This lovely home offers a host of modern comforts that should be expected from a property of its build age but under the careful hands of the current seller it has been meticulously improved and upgraded to offer the fantastically enviable combination of contemporary and practical accommodation. NOT TO BE MISSED! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, downstairs cloaks/WC and open plan modern fitted kitchen/ dining area. To the first-floor; Master bedroom with luxury en-suite, two further well-balanced bedrooms and family bathroom/WC. Externally; driveway, larger than average detached garage, small lawned front garden and private rear garden.

## Accommodation

### Entrance Lobby

Composite entrance door to the front, glazed inner door to the living room, single radiator and staircase to the first floor.

### Living Room 12' 10" x 13' 8" (3.91m x 4.16m)

Upvc double glazed window to the front, double radiator.

### Inner Lobby

Opening to the kitchen/dining room, useful storage cupboard and access to the downstairs cloaks.

### Downstairs Cloaks

White suite comprising of a push button wc, pedestal hand wash basin with mixer tap and tiled splashback, single radiator and extractor unit.

### Open Plan Modern Fitted Kitchen/Dining Area 9' 4" x 15' 4" (2.84m x 4.67m)

Modern range of tall, wall and base units incorporating drawers and laminate worktops and coordinating upstands. Stainless steel inset sink with mixer tap, integrated washing machine, integrated dishwasher, integrated fridge freezer, concealed gas central heating boiler, built in electric oven with gas hob stainless steel splashback and cooker hood over. Double radiator, upvc double glazed french doors to the rear with adjacent glazed surround which makes alfresco dining a viable option.

### First Floor Landing Area

Independent access to all rooms and loft space.

### Master bedroom 10' 2" x 11' 2" (3.10m x 3.40m)

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

### Luxury En-Suite Shower Room

Modern white suite comprising of a shower, shower cubicle, floating hand wash basin with mixer tap, push button wc, chrome towel radiator, tiled surrounds, upvc double glazed window to the rear.

### Bedroom 2 10' 10" x 8' 7" (3.30m x 2.61m)

Upvc double glazed window to the rear and single radiator.

### Bedroom 3 8' 7" x 10' 9" (2.61m x 3.27m)

Upvc double glazed window to the rear and single radiator.

### Family Bathroom

Modern white suite comprising of panel bath with mixer tap, floating wash handbasin with mixer tap, push button wc, chrome towel radiator, tiled walls and extractor unit. Upvc double glazed window.

### Externally

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## **Double Length Driveway**

Offers ample off street parking and leads to the detached garage.

## **Detached Garage** 10' 6" x 20' 4" (3.20m x 6.19m)

Larger than average garage which has plenty of potential. Up and over garage door, power and light and over head storage.

## **Gardens**

Front Garden is laid to a open mature lawn. Rear Garden enjoys a fantastic degree of privacy beginning with a block paved patio area before extending to a mature lawn and then a further block paved patio area. Further boasting an outside tap, side access gate and security lighting

## **Council Tax Band**

Council tax band:- C

## **Energy Performance Certificate**

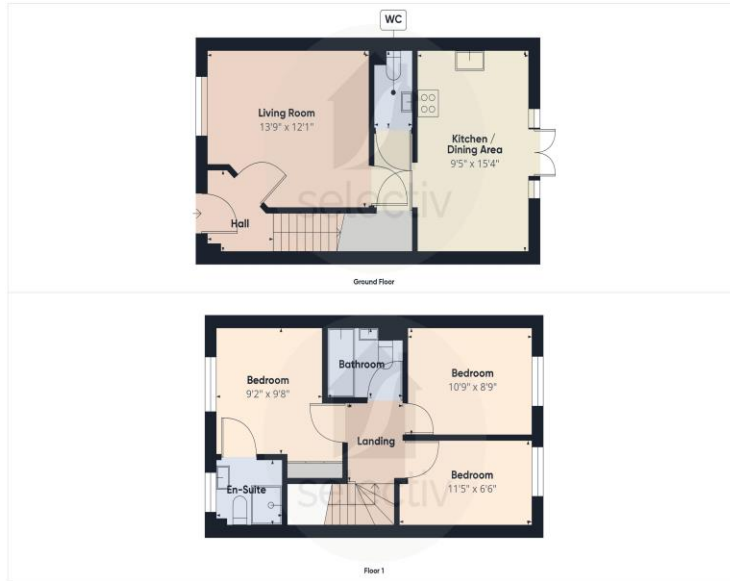
A full Energy Performance Certificate is available upon request.

## **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 A.  
[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.