



**41 Kirkwood Drive**  
Redcar, TS10 2SX

**£190,000**

**Energy Rating : D**



# 41 Kirkwood Drive

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## Description

Every once in a while a property is brought to the market that simply exceeds all previous expectations, THIS is one of those TIMES! In our opinion this absolutely stunning 3 bedroom semi-detached home is the very pinnacle of the style of home being taken above and beyond the standard specification and now boasting luxury after luxury but still managing to radiate a welcoming warmth & practical accommodation throughout. All in all a simply must view home that will not last long on the open market, Pick up the phone and BOOK your viewing NOW!

## Accommodation

### Entrance Lobby

Composite entrance door to the front, upvc double glazed window to the side and access to the downstairs cloakroom. Bespoke hand built storage cupboard, access to the first floor staircase, access into the living room, designer vertical radiator, stylish LVT flooring and decorative ceiling coving.

### Downstairs Cloakroom

Modern white suite comprising of a low flush wc, corner vanity wash hand basin with mixer tap and tiled splash back. Chrome towel radiator, distinctive LVT flooring and an extractor unit.

### Living Room 12' 5" x 13' 10" (3.78m x 4.21m)

Upvc double glazed window to the front, double radiator, useful storage cupboard and decorative ceiling coving.

### Dining Room 9' 9" x 7' 5" (2.97m x 2.26m)

Upvc double glazed french doors to the rear giving an effortless connection to the rear garden making alfresco dining a viable option. Double radiator, distinctive LVT flooring and decorative ceiling coving. Access to the kitchen.

### Stunning Fitted Kitchen 8' 0" x 9' 8" (2.44m x 2.94m)

Modern range of tall, wall and base units incorporating drawers, solid wood worktops and co-ordinating upstands. Composite inset sink unit with mixer tap, integrated washing machine, integrated fridge freezer, concealed gas central heating boiler and a built in electric oven with microwave and separate hob with cooker hood over. Designer vertical radiator, distinctive LVT flooring, downlights, upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

## First Floor

### Landing

Attractive spindle balustrade and independent access to all rooms and loft space.

### Master Bedroom 8' 8" x 11' 4" (2.64m x 3.45m)

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

### Bedroom 2 8' 8" x 11' 10" (2.64m x 3.60m)

Upvc double glazed window to the rear, double radiator and quality fitted wardrobes.

### Bedroom 3 8' 1" x 6' 6" (2.46m x 1.98m)

Upvc double glazed window to the front, double radiator, useful storage cupboard and feature lighting.

### Family Bathroom

Fully tiled modern white suite comprising of a "P" shaped 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 laminate worktops. Useful storage cupboard, chrome towel radiator, tiled surrounds, extractor unit and a upvc double glazed window to the rear.

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## Externally

### Driveway

Leads to the front and offers ample off street parking.

### Gardens

The front garden is laid to an open mature lawn with attractive pebbled filled borders with shrubs and plants. The rear garden enjoys a good degree of privacy and benefits from a West facing aspect making it ideal for enjoying those warm summer evenings. Being beautifully landscaped and beginning with a sandstone patio area before extending onto a centred lawn with attractive raised borders of shrubs and plants. Further boasting a side access gate, garden shed and outside tap.

### Council Tax Band

Council tax band:- B

### 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 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.