



45 Kirkleatham Lane
Redcar, TS10 1NT

£180,000

Energy Rating : C



45 Kirkleatham Lane

Description

Bursting with charm, character and space to grow into this lovely 3 bedroom semi-detached family really must be viewed to be fully appreciated! This lovely home really has it all from multiple reception rooms which offer space to grow into to a modern fitted kitchen and and plenty of outside space. A beautiful home that will not stay on the open market long, BOOK your viewing NOW!

Accommodation

Entrance Hall

Upvc double glazed entrance door to the front with adjacent glazed surround, upvc double glazed window to the side, double radiator, two useful storage cupboards with one housing the gas central heating boiler. Attractive spindle staircase to the first floor.

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

Upvc double glazed bay window to the front, two double radiators, wall lights, dado rail, decorative ceiling coving and ceiling rose.

Dining Room 13' 4" x 12' 5" (4.06m x 3.78m)

Double glazed patio doors to the rear, wall mounted gas fire with decorative surround, single radiator and wall lights.

Modern Fitted Kitchen 9' 10" x 8' 9" (2.99m x 2.66m)

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, built in electric oven with gas hob and cooker hood over. Stylish tiled flooring and both a upvc double glazed window and entrance door to the side.

First Floor

Landing

Upvc double glazed window to the side, attractive spindle balustrade and independent access to all rooms.

Master Bedroom 10' 6" x 13' 1" (3.20m x 3.98m)

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

Bedroom 2 12' 6" x 13' 5" (3.81m x 4.09m)

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

Bedroom 3 8' 2" x 7' 9" (2.49m x 2.36m)

Upvc double glazed window to the front, single radiator and a drop down ladder giving access to the loft room.

Shower Room 8' 2" x 6' 10" (2.49m x 2.08m)

White suite comprising of a shower cubicle, pedestal wash hand basin, push button wc, single radiator, stylish LVT flooring, down lights and both upvc double glazed windows to the side and rear.

Separate WC

White suite comprising of a push button wc, downlights and a upvc double glazed window to the side.

Loft Room

Accessed via a ladder from bedroom 3. Power/light and has been fully boarded.

Externally

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Driveway

A long driveway with double timber gates and leads to the garage.

Detached Garage

Up and over door, side courtesy door and window.

Gardens

The front garden sits behind an attractive dwarf wall and has been laid to an artificial lawned area. The rear garden enjoys a good degree of privacy beginning with a block paved patio area before extending to a mature lawn with attractive borders of shrubs and plants. Further boasting a side double timber gates, outside tap and a greenhouse.

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

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Energy rating and score

This property's energy rating is C. 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

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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.