



15 Sandown Park
Redcar, TS10 2HT

£230,000

Energy Rating : D



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Description

Residing on one of the finest corner plots on the highly sought after 'Racecourse' estate on the east side of the town is this superbly well-presented larger-style 3 bedroom semi-detached family home. This lovely home has been thoughtfully updated and improved throughout the years with particular mention going to the stunning fitted kitchen, a beautifully warm and cosy home somehow bursting with even further potential! MUST VIEW!

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the front with adjacent glazed surround, double radiator, useful storage cupboard, access to the downstairs cloakroom, opening to the hallway, double solid wood partially glazed doors giving access to the conservatory.

Downstairs Cloakroom

White suite comprising of a low flush wc, vanity wash hand basin with mixer tap and base storage unit, matching wall units, stylish LVT flooring, extractor unit and a upvc double glazed window to the side.

Conservatory 13' 6" x 9' 7" (4.11m x 2.92m)

Upvc double glazed windows to the side and rear, stylish laminate flooring, wall lights and a double radiator.

Inner Hallway

Opening from the lobby, double radiator, inner window to both the conservatory and the dining room. Attractive spindle staircase to the first floor and independent access to all other rooms.

Living Room 12' 1" x 19' 4" (3.68m x 5.89m)

Two upvc double glazed windows to the front, double radiator, recessed log burning stove on a black slate hearth, decorative ceiling coving and an opening to the dining room.

Dining Room 9' 3" x 9' 8" (2.82m x 2.94m)

Door and inner window giving access to the hallway. Double radiator and decorative ceiling coving.

Stunning Fitted Kitchen/Breakfast Room 12' 1" x 17' 6" (3.68m x 5.33m)

Modern and quality range of tall, wall and base units incorporating drawers, granite worktops and co-ordinating upstands. Granite topped island unit incorporating breakfast bar, drawers, built in induction hob with floating stainless steel cooker hood over. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, built in electric oven with microwave and plate warming drawer. Stylish vertical radiator, distinctive Karndean flooring, downlights, sky roof window and a upvc double glazed window to the rear and access to the utility room.

Utility Room 7' 3" x 10' 1" (2.21m x 3.07m)

Range of tall, wall and base units incorporating drawers and solid wood worktops. Composite inset sink unit with mixer tap, plumbing for a washing machine and tumble dryer. Upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

First Floor

Landing

Upvc double glazed window to the side, attractive spindle balustrade and a double radiator.

Master Bedroom 12' 3" x 10' 5" (3.73m x 3.17m)

Upvc double glazed window to the front, single radiator and quality fitted bedroom furniture.

Bedroom 2 12' 3" x 8' 4" (3.73m x 2.54m)

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Upvc double glazed window to the front and single radiator.

Bedroom 3 10' 7" x 7' 1" (3.22m x 2.16m)

Upvc double glazed window to the rear, single radiator and useful storage cupboard.

Luxury Family Bathroom

Modern white suite comprising of a corner bath with mixer tap, separate double shower cubicle, vanity unit housing the wash hand basin with mixer tap, push button wc with base storage units and laminate worktops and a matching wall storage unit. Two useful storage cupboards one housing the gas central heating boiler, downlights, LVT flooring and a upvc double glazed window to the rear.

Second Floor

Versatile Loft Room 13' 2" x 9' 3" (4.01m x 2.82m)

Velux window to the rear with power and light.

Externally

Driveway

Driveway located at the rear which leads to the detached garage and offers ample off street parking.

Detached Garage

Manual roller door, side courtesy door and window.

Gardens

The front garden sits behind an attractive dwarf wall is mainly laid to lawn with attractive borders of shrubs and plants with a block paved footpath. The rear garden enjoys a good degree of privacy and benefits from a South facing aspect being mainly laid to lawn with paved footpaths and attractive borders of shrubs and plants. There is both a side and rear access gate, outside tap and security lighting, two sheds and a summerhouse to enjoy those lovely summer evenings.

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 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

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