



**17 Forth Road**  
**Redcar, TS10 1PN**

**£260,000**

**Energy Rating : D**



# 17 Forth Road

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## Description

It's very easy to run out of superlatives when trying to describe to the reader, this one of a kind 3 bedroom detached family home. Occupying a fantastic corner plot, this lovely home has a lot more to offer than meets the eye and is a real hidden gem on the West side of the town. ALL in all an individually built property radiating a fantastic elegance and warmth. A MUST view HOME!

## Accommodation

### Entrance Hall

Upvc double glazed entrance door to the side with adjacent glazed surround, double radiator, two useful storage cupboards with one housing the gas central heating boiler, attractive spindle staircase to the first floor and decorative ceiling coving.

### Living Room *11' 2" x 12' 1" (3.40m x 3.68m)*

A warm and cosy room with a particular feature of the room being a recessed log burning stove on a tiled hearth with oak mantle. Upvc double glazed bay window to the front, double radiator and decorative ceiling coving.

### Stunning Heart of the Home Fitted Kitchen *11' 1" x 9' 4" (3.38m x 2.84m)*

Modern and quality 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 dishwasher, gas cooker point with stainless steel splash back and cooker hood over. Opening to the dining/family room.

### Dining/Family Room *11' 10" x 18' 2" (3.60m x 5.53m)*

Upvc double glazed bay window to the side, upvc double glazed entrance door to the opposite side, space and plumbing for an American fridge freezer, double radiator and access to the downstairs cloakroom.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, PVC clad walls, downlight and a upvc double glazed window to the side.

## First Floor

### Landing

Upvc double glazed window to the front and side, double radiator, attractive spindle balustrade, access to the loft room. Decorative ceiling coving.

### Loft Space

The partially boarded loft is also carpeted, panelled with power and electric lights with power sockets. Skylight window.

### Master Bedroom *11' 2" x 12' 3" (3.40m x 3.73m)*

Upvc double glazed bay window to the front, double radiator and decorative ceiling coving.

### Bedroom 2 *11' 2" x 11' 8" (3.40m x 3.55m)*

Upvc double glazed window to the rear, double radiator and ceiling coving.

### Bedroom 3 *11' 2" x 8' 6" (3.40m x 2.59m)*

Upvc double glazed window to the side, double radiator and decorative ceiling coving.

### Family Bathroom

Modern white suite comprising of a panel bath with separate corner shower cubicle, vanity wash hand basin with mixer tap, chrome towel radiator, tiled walls, PVC clad ceiling with downlights and a upvc double glazed window to the side.

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## **Separate WC**

Modern white suite comprising of a push button wc, tiled walls, PVC clad ceiling with downlight and a upvc double glazed window to the side.

## **Externally**

## **Driveway**

Driveway which is located to the rear of the property and sits behind double gates and is laid to a block paved area with its own independent security lighting. Leading to the detached garage and offers ample off street parking,

## **Detached Garage**

Larger than average in both height, width and length is this pitched roof garage with an electric roller door to the front, power/light, rear courtesy door. There is plumbing for a washing machine and space for a tumble dryer. Please note that the garage also the advantage of being a workshop with base units, worktops, power sockets and LED lighting. The floor benefits from partially carpeted floor tiles and the the roof space is vast perfect for storage.

## **Gardens**

The front/side is mainly block paved and sits behind an attractive dwarf wall with privacy hedge and has its own independent security lighting. The rear/side has been designed for low maintenance being block paved and artificial lawned and again sitting behind an attractive dwarf wall with privacy hedge. Further boasting double timber gates to the front 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 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](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.