



158 Windy Hill Lane

Marske-By-The-Sea, TS11
7DY

£260,000

Energy Rating : D



158 Windy Hill Lane

Description

Glorious location, Fantastic plot, bursting with potential! Situated on an enviable plot within the super highly sought after & charming village of 'Marske by the Sea' is this absolutely fantastic semi-detached home. So if you have been looking for an elegantly proportioned home with a SOUTH-facing rear garden then come have a look at what this lovely home has to offer! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room, dining/ family room and modern fitted kitchen/dining area. To the first-floor; three well-sized bedrooms and family bathroom/WC. Externally; driveway, integral garage and SOUTH-facing rear garden.

Accommodation

Entrance Porch

Upvc double glazed entrance door to the front with adjacent glazed surround. Solid wood partially glazed inner door giving access to the hallway.

Hallway

Solid wood inner door to the front, single radiator, two useful understairs storage cupboards, stylish laminate flooring, attractive spindle staircase to the first floor and decorative ceiling coving.

Living Room 12' 8" x 12' 9" (3.86m x 3.88m)

Upvc double glazed window to the front, feature gas fire with decorative surround, double radiator, stylish laminate flooring, dado rail and decorative ceiling coving. Opening to the family room/dining room.

Family Room/Dining Room 10' 7" x 12' 9" (3.22m x 3.88m)

Upvc double glazed french doors to the rear with adjacent glazed surround, single radiator, dado rail and decorative ceiling coving.

Open Plan Fitted Kitchen/Dining Room 16' 4" x 15' 9" (4.97m x 4.80m)

Range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Composite inset sink unit with mixer tap, cupboard fronted space with plumbing for a washing machine and space for an upright fridge freezer. Built in electric oven with separate five ring gas hob and cooker hood over. Double radiator, upvc double glazed window to the side and rear and a upvc double glazed entrance door to the rear.

First Floor

Landing

Independent access to all rooms and to the loft space. Useful storage cupboard, upvc double glazed window to the side and an attractive spindle balustrade.

Master Bedroom 10' 9" x 13' 3" (3.27m x 4.04m)

Upvc double glazed window to the front, single radiator, fitted wardrobes and decorative ceiling coving.

Bedroom 2 10' 7" x 11' 6" (3.22m x 3.50m)

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

Family Bathroom

Modern white suite comprising of a panel bath with over head shower and shower curtain. Vanity unit housing the wash hand basin, push button wc, base and over head storage units and a laminate worktop. Chrome towel radiator, tiled walls, PVC clad ceiling with downlights, extractor unit and a upvc double glazed window to the rear.

Bedroom 3 7' 3" x 7' 8" (2.21m x 2.34m)

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

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Externally

Driveway

Concrete imprint driveway giving access to the attached garage.

Attached Garage

Up and over door, power/light, side courtesy window and a wall mounted gas central heating boiler.

Gardens

The front garden sits behind an attractive dwarf wall is laid to a mature lawn with a side privacy hedge. The rear garden is larger than average and enjoys a fantastic degree of privacy and benefits from a south facing aspect making it ideal for the sunworshippers and to enjoy those warm summer evenings. Mainly designed for low maintenance beginning with a decked patio area before a block paved patio area with featured pebbled areas/raised borders. Two small lawned areas, raised vegetable patch and a rear block paved patio area. Further boasting a shed, tap, security lighting and side access gate.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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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

Viewing Arrangements

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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.