



**49 Brooksbank Avenue**  
Redcar, TS10 1HW

**£165,000**

**Energy Rating : E**



# 49 Brooksbank Avenue

---

## Description

Located in a highly desirable location is this absolutely stunning and carefully re-modelled 3 bedroom semi-detached family home. This beautiful home absolutely summarises modern living and radiates a simple elegance only comparable with showhomes. Simply put a much improved family home in a glorious location, what's not to love!

The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room, stunning open plan fitted kitchen/ breakfast room and garden/ dining room. To the first-floor; bay-fronted master bedroom with quality fitted wardrobes, luxury family bathroom/WC and two further well-sized bedrooms. Externally; on-street parking and beautifully landscaped gardens.

## Accommodation

### Entrance Hall

Upvc double glazed entrance door to the front with adjacent glazed surround. Single radiator, useful storage cupboard, stylish laminate flooring and an attractive spindle staircase to the first floor.

### Living Room 11' 4" x 14' 7" (3.45m x 4.44m)

Warm and cosy room that has been tastefully decorated with a upvc double glazed bay window to the front, double radiator, decorative ceiling coving and ceiling rose.

### Stunning Fitted Kitchen/Breakfast Area 10' 9" x 14' 6" (3.27m x 4.42m)

Modern and quality range of wall and base units incorporating drawers, solid wood worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine and space for an upright fridge freezer. Built in double oven with separate microwave, solid wood topped island unit with breakfast bar, gas hob and stainless steel cooker hood over. Downlights, stylish laminate flooring and a upvc double glazed window to the side. Opening to the sun room/dining room.

### Sun Room/Dining Room 10' 9" x 10' 7" (3.27m x 3.22m)

Upvc double glazed windows to all sides, double radiator and stylish laminate flooring. Upvc double glazed entrance door to the side giving access to the rear garden.

## First Floor

### Landing

Independent access to all rooms and access to a fully boarded loft space with power, light and radiator. Attractive spindle balustrade.

### Master Bedroom 11' 5" x 14' 9" (3.48m x 4.49m)

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

### Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead dual shower attachments and shower screen. Vanity unit housing the wash hand basin with mixer tap, push button wc, tall storage unit and drawer units. Chrome towel radiator, tiled flooring and walls, PVC clad ceiling, extractor unit and a upvc double glazed window to the side.

### Bedroom 2 7' 4" x 10' 9" (2.23m x 3.27m)

Upvc double glazed window to the side and single radiator.

### Bedroom 3 7' 1" x 10' 2" (2.16m x 3.10m)

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

## Externally

# 49 Brooksbank Avenue

---

## **Parking**

On street parking.

## **Frontage**

Frontage sits behind an attractive dwarf wall and has been laid to a block paved area.

## **Rear Garden**

Being beautifully landscaped and enjoys a fantastic degree of privacy being designed for low maintenance. Beginning with a block paved patio area before extending to a pebbled area and again onto an L shaped sandstone patio which is ideal for enjoying those warm summer evenings. Further boasting an outside tap and side access gate.

## **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 E. It has the potential to be D.  
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)

MONEY LAUNDERING REGULATIONS 2003

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.