



**10 Acorn Court**  
Redcar, TS10 2TP

**£244,500**

**Energy Rating : C**



# 10 Acorn Court

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## Description

Situated on one of if not the most popular & highly sought after estates in 'Redcar' is this superbly presented 3 bedroom detached family home. Sitting on an enviable plot which boasts a fantastically well-sized, private rear garden & three well-sized double bedrooms. A 'Turn Key' home in a glorious location that simply MUST be viewed, BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance vestibule, bay-fronted living room, dining room, modern fitted kitchen with utility and downstairs cloaks/WC. To the first floor; master bedroom with luxury en-suite/WC. Two further double bedrooms and family bathroom/WC. Externally; driveway, integral garage, lawned front garden and landscaped rear garden which enjoys a good degree of privacy.

## Accommodation

### Entrance Lobby

Composite entrance door to the front, single radiator, built in hard wearing entrance mat style flooring.

### Living Room 11' 7" x 17' 10" (3.53m x 5.43m)

Upvc double glazed window to the front, double radiator and an opening to the dining room.

### Dining Room 10' 6" x 11' 10" (3.20m x 3.60m)

Upvc double glazed french doors giving an effortless connection to the rear garden. Double radiator, stylish laminate flooring and an access way to the kitchen.

### Fitted Kitchen 9' 0" x 10' 9" (2.74m x 3.27m)

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 dishwasher and space for an undercounter fridge. Built in electric oven with gas hob and cooker hood over. Double radiator, stylish tiled flooring, downlights, upvc double glazed window to the rear and access to the utility.

### Utility

Plumbing for a washing machine, space for an upright fridge freezer, wall mounted gas central heating boiler and stylish tiled flooring. Upvc double glazed entrance door to the side and access to the downstairs cloakroom.

### Downstairs Cloakroom

White suite comprising of a push button wc, pedestal wash hand basin with tiled splash back. Single radiator, stylish tiled flooring and an extractor unit.

## First Floor

### Landing

Attractive spindle balustrade, useful storage cupboard and independent access to all rooms and to the loft space.

### Master Bedroom 14' 1" x 8' 7" (4.29m x 2.61m)

Upvc double glazed window to the rear, single radiator and access to the en-suite.

### Luxury En-Suite Shower Room

Modern white suite comprising of a double shower cubicle with both hand held and rainfall shower attachments. Floating vanity wash hand basin with mixer tap, push button wc, chrome towel radiator, PVC clad walls and ceiling with downlights. Stylish LVT flooring, extractor unit and a upvc double glazed window to the side.

### Bedroom 2 11' 0" x 9' 8" (3.35m x 2.94m)

Upvc double glazed window to the rear and single radiator.

### Bedroom 3 8' 3" x 9' 8" (2.51m x 2.94m)

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Upvc double glazed window to the front and single radiator.

## **Family Bathroom**

White suite comprising of a panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin, push button wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the side.

## **Externally**

### **Driveway**

Driveway to the front and leads to the integral garage and offers ample off street parking.

### **Integral Garage**

Electric roller door, power and light.

### **Gardens**

The front garden is laid to an open and mature lawn. The rear garden enjoys a good degree of privacy beginning with a block paved patio area before extending onto a mature lawn and then further onto a raised decked patio area with attractive plum slate borders.

### **Council Tax Band**

Council tax band:- D

### **Energy Performance Certificate**

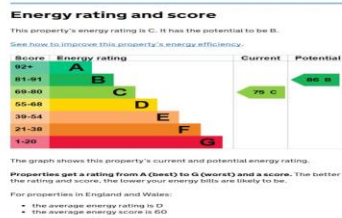
A full Energy Performance Certificate is available upon request.

### **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.



## 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.