



75 Broadway West
Redcar, TS10 5PE

£90,000

Energy Rating : C



75 Broadway West

Description

Whether you are looking to take your first steps onto the property ladder or to begin/enhance a buy to let portfolio this 3 bedroom family home is the one for you! This lovely home is bursting with plenty out of the ordinary but worthy of particular mention being the detached garage and WEST-facing rear garden. The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance vestibule, living room, modern fitted kitchen/ breakfast area with utility room and downstairs family bathroom/WC. To the first-floor; three well-sized bedrooms. Externally; low-maintenance gardens & detached garage.

Accommodation

Entrance Lobby

Composite entrance door to the front with adjacent glazed surround, staircase to the first floor and an inner door to the living room.

Living Room *12' 4" x 11' 7" (3.76m x 3.53m)*

Upvc double glazed bay window to the front, double radiator and a wall mounted gas fire with decorative surround. Useful storage cupboard and decorative ceiling coving.

Modern Fitted Kitchen/Breakfast Area *15' 5" x 8' 2" (4.70m x 2.49m)*

Modern range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, integrated washing machine, integrated under counter fridge and under counter freezer and a wall mounted gas central heating boiler. Built in electric oven with gas hob, stainless steel splash back and cooker hood over. Stylish tiled flooring, double radiator, useful storage cupboard and both a upvc double glazed window and entrance door to the rear.

Utility Area

Range of wall and base units with laminate worktops and stylish tiled flooring. Access to the downstairs bathroom.

Downstairs Bathroom

Modern white suite comprising of a panel bath with mixer tap and hand held shower attachments. Pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, useful storage cupboard, stylish tiled flooring, PVC clad walls, extractor unit and a upvc double glazed window to the rear.

First Floor

Landing

Independent access to all rooms and to the loft space.

Master Bedroom *12' 5" x 9' 6" (3.78m x 2.89m)*

Upvc double glazed window to the front, double radiator, useful storage cupboard and decorative ceiling coving.

Bedroom 2 *8' 2" x 10' 2" (2.49m x 3.10m)*

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

Bedroom 3 *6' 9" x 7' 2" (2.06m x 2.18m)*

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

Externally

Gardens

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The front garden sits behind an a dwarf timber wall being designed for low maintenance being laid to a pebbled area with a block paved footpath. The rear garden enjoys a fantastic degree of privacy and benefits from a South facing aspect making it ideal for enjoying those warm summer evenings. Beginning with a resin bound patio area with an attractive pergola over before extending to a rear service area which could be amplified for off street parking with double gates to the rear.

Detached Garage

Up and over door, power/light and a courtesy door.

Council Tax Band

Council tax band:- A

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 C. It has the potential to be B.
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

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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.