



74 Limes Crescent

Marske-By-The-Sea, TS11
7BU

£125,000

Energy Rating : C



74 Limes Crescent

Description

Situated in the highly sought after village of 'Marske by the sea' is this superbly well-presented 3 bedroom semi-detached home. This lovely home is perfect for the first time buyer/ growing family offering multiple reception rooms with plenty of space to grow into. Being in 'Ready to move into' order, we anticipate high levels of interest and strongly recommend early viewing! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room, dining room and fitted kitchen with utility room and downstairs cloaks/WC. To the first-floor three well-sized bedrooms and family shower room/WC. Externally; on-street parking and well-tended gardens.

Accommodation

Entrance Hall

Upvc double glazed entrance door to the front, single radiator, useful understairs storage cupboard and staircase to the first floor.

Living Room 12' 10" x 13' 6" (3.91m x 4.11m)

Upvc double glazed window to the front, wall mounted gas fire with decorative surround.

Dining Room 9' 3" x 10' 3" (2.82m x 3.12m)

Upvc double glazed window to the rear and single radiator.

Fitted Kitchen 9' 9" x 9' 3" (2.97m x 2.82m)

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 washing machine, built in electric oven with hob. Useful storage cupboard, double radiator and a upvc double glazed window to the rear.

Utility Room 5' 9" x 14' 9" (1.75m x 4.49m)

Range of base units incorporating drawers and laminate worktops. Access to the downstairs cloakroom, upvc double glazed entrance door to the front, upvc double glazed door and window to the rear.

Downstairs Cloakroom

White suite comprising of a low flush wc and a upvc double glazed window to the front.

First Floor

Landing

Independent access to all rooms and loft space. Upvc double glazed window to the side, useful storage cupboard housing the gas combination boiler.

Master Bedroom 12' 1" x 11' 8" (3.68m x 3.55m)

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

Bedroom 2 13' 3" x 10' 4" (4.04m x 3.15m)

Upvc double glazed window to the rear and single radiator.

Bedroom 3 9' 1" x 9' 1" (2.77m x 2.77m)

Upvc double glazed window to the front, radiator, built in bedroom furniture incorporating bed with useful base storage units and matching overhead units.

Shower Room

Modern white suite comprising of a corner shower cubicle, vanity wash hand basin with mixer tap, push button wc, chrome towel radiator, PVC clad walls and ceiling, LVT flooring, downlights and a upvc double glazed window to the rear.

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Externally

Parking

On street parking.

Gardens

The front garden is split to two lawned areas with a centred footpath and attractive borders of shrubs and plants. The rear garden enjoys a good degree of privacy and benefits from a South facing aspect being split into two lawned areas with a centred footpath and attractive borders of shrubs and plants. Further boasting an outside tap.

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

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 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

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.