



4 Coniston Avenue
Redcar, TS10 1JD

£210,000

Energy Rating : D



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Description

WOW WOW WOW! Every once in a while a property that simply put, exceeds all previous expectations, THIS is one of those times! This absolutely stunning home has been extensively & meticulously improved, re-modelled and extended over the years to create not just a show piece of a home but a practical and spacious family home. So are you ready to be impressed ? Book your viewing now! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance porch, reception hall, stunning fitted kitchen with utility room and rear lobby/boot room. Warm & coy living room, dining room and prestigious conservatory. To the first-floor; master bedroom with quality fitted wardrobes, luxury family bathroom, two further well-sized bedrooms both with quality fitted wardrobes. Second floor; bedroom 4. Externally; attractive resin-bound driveway and beautiful gardens which afford a good degree of privacy.

Accommodation

Entrance Porch

Upvc double glazed entrance door to the side, upvc double glazed windows to the front and side and an inner door to the reception hall.

Reception Hall

Inner door to the front, attractive spindle staircase to the first floor, useful understairs storage cupboard and double radiator.

Stunning Fitted Kitchen *8' 8" x 13' 1" (2.64m x 3.98m)*

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Porcelain inset sink unit with mixer tap, integrated under counter fridge, gas cooker point with stainless steel cooker hood over. Access to the utility, opening to the dining room, downlights and a upvc double glazed window to the front.

Dining Room *9' 8" x 8' 5" (2.94m x 2.56m)*

Opening to the conservatory, double radiator, stylish laminate flooring, downlights and double doors giving access to the living room.

Prestigious Conservatory *9' 10" x 10' 11" (2.99m x 3.32m)*

Upvc double glazed french doors to the side, stylish laminate flooring and a double radiator.

Living Room *12' 5" x 13' 3" (3.78m x 4.04m)*

Upvc double glazed window to the front, wall mounted gas fire and decorative ceiling coving.

Utility/Entrance Lobby *18' 10" x 7' 10" (5.74m x 2.39m)*

Composite entrance door to the front with adjacent glazed surround, upvc double glazed window to the rear. Range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Plumbing for an automatic washing machine, space for a tumble dryer, integrated fridge freezer, porcelain inset sink unit with mixer tap and stylish laminate flooring.

Boot Room *7' 8" x 5' 5" (2.34m x 1.65m)*

Range of tall and base units incorporating drawers and laminate worktops. Upvc double glazed window to the side and a upvc double glazed entrance door to the rear. The ideal space to kick off those muddy boots after a long walk.

First Floor

Landing

Attractive spindle balustrade, upvc double glazed window to the front and independent access to all rooms.

Master Bedroom *13' 3" x 9' 6" (4.04m x 2.89m)*

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Upvc double glazed window to the rear, double radiator and a quality range of fitted wardrobes. Decorative ceiling coving and ceiling rose.

Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower attachments and shower screen. Vanity wash hand basin with mixer tap, push button wc, traditionally styled chrome towel radiator, stylish LVT flooring, PVC clad walls, downlights and a upvc double glazed window to the front.

Bedroom 2 9' 10" x 11' 6" (2.99m x 3.50m)

Upvc double glazed window rear, double radiator, quality range of fitted wardrobes and decorative ceiling coving.

Bedroom 3 8' 7" x 7' 1" (2.61m x 2.16m)

Upvc double glazed window to the side, quality fitted wardrobes and double radiator.

Second Floor

Bedroom 4 19' 7" x 7' 4" (5.96m x 2.23m)

Velux window to the rear and double radiator.

Externally

Driveway

Attractive and extensive resin bound driveway offering ample off street parking and with attractive double wrought iron gates to the front.

Gardens

The front garden sits behind an attractive dwarf wall with privacy hedge and is laid to a mature lawned area and incorporates the resin bound footpath/driveway. The rear garden a good degree of privacy and benefits from a West facing aspect and has been beautifully landscaped with an attractive block paved patio area which incorporates a centered footpath with mature lawn to either side and leads to the summer house.

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 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.