



36 Westmorland Road
Redcar, TS10 4BA

£125,000

Energy Rating : D



36 Westmorland Road

Description

Offering a fantastic opportunity for the first time buyer to take safe steps onto the property ladder is this superbly well-presented 3 bedroom terraced home. Situated on the super highly sought after 'West' side of the town this lovely home cherishes many memories from over the years and is the perfect home for a young family to grow into with a spacious through reception room, private WEST-facing rear garden. A lovely home which radiates a warm and cosy feel. Viewing Essential! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, open plan living/dining room and modern fitted kitchen. To the first-floor; two well-sized bedrooms, family bathroom/WC and bedroom 3. Externally; driveway, lawned front garden and private WEST-facing rear garden.

Accommodation

Entrance Hall

Composite entrance door to the front with adjacent glazed surround, double radiator and an attractive spindle staircase to the first floor.

Modern Fitted Kitchen *12' 4" x 7' 8" (3.76m x 2.34m)*

Modern range of tall, 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, plumbing for a washing machine, space for an upright fridge freezer, space for a tumble dryer and a gas cooker point. Upvc double glazed window and entrance door to the rear.

Open Plan Living/Dining Room *11' 3" x 20' 7" (3.43m x 6.27m)*

Light and airy dual aspect room with upvc double glazed windows to both the front and rear. Two radiators and a wall mounted gas fire with decorative surround.

First Floor

Landing

Attractive balustrade and independent access to all rooms and to the loft space.

Master Bedroom *11' 9" x 13' 3" (3.58m x 4.04m)*

Two upvc double glazed windows to the front and a single radiator.

Bedroom 2 *8' 7" x 13' 3" (2.61m x 4.04m)*

Two upvc double glazed windows to the rear, single radiator and useful storage cupboard.

Family Bathroom

Modern white suite comprising of a panel bath with overhead shower and shower curtain. Pedestal wash hand basin, push button wc, single radiator, tiled surrounds and a upvc double glazed window to the rear.

Bedroom 3 *8' 6" x 7' 9" (2.59m x 2.36m)*

Upvc double glazed window to the front, single radiator and useful storage cupboard.

Externally

Driveway

Driveway is located at the rear of the property and accessed via double timber gates and brings you into the rear garden.

Gardens

The front garden sits behind an attractive dwarf wall and is mainly laid to a mature lawn with established borders of shrubs and plants. The rear garden enjoys a fantastic degree of privacy and benefits from a West facing aspect making

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it ideal for enjoying those warm summer evenings. Beginning with a block paved patio area before extending onto a mature lawn with established borders of shrubs and plants.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

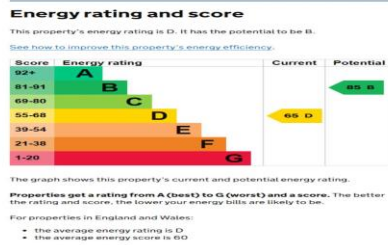
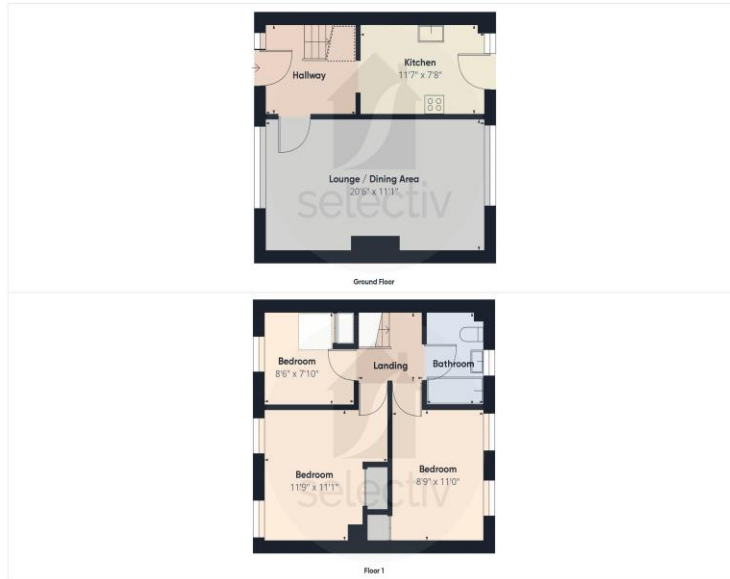
A full Energy Performance Certificate is available upon request.

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.



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.