



6 Azalia Grove, Redcar, Cleveland, TS10 2UA

Presented to an impeccable standard

Offering five generous sized bedrooms with well-proportioned living accommodation on the whole. Benefiting from a substantial loft conversion, extension to the rear and high quality fixture & fittings throughout. Only by an internal inspection can the standard of this property be appreciated.

Five generously sized bedrooms

Enviably corner plot

Plantation Shutters throughout

Quality fixtures and fittings throughout

Spacious Conservatory

Underfloor heating

Offers in Excess of £295,000

6 Azalia Grove

Redcar, TS10 2UA

Offers in Excess of £295,000

Entrance hallway

Telephone point. Tiled flooring (with underfloor heating). Radiator.

Lounge 11' 5" x 15' 0" (3.48m x 4.57m)

Double glazed window. Radiator. Coving. Inset spot lighting. 'Attractive' stone surround housing an inset electric living flame effect fire with a marble back and hearth.

Kitchen 10' 11" x 16' 0" (3.32m x 4.87m)

Double glazed windows to the rear aspect. Fitted with a range of quality matching wall and base units incorporating Quartz Granite work surfaces, single drainer sink unit with a mixer tap and splash back. Fitted Breakfast bar. Gas cooker point with a stainless steel extractor hood over. Built in Wine cooler. Inset spot lighting. Tiled flooring (with under floor heating). Open plan to the Snug.

Snug 11' 11" x 8' 4" (3.63m x 2.54m)

TV point. Tiled flooring (with under floor heating).

Dining room 12' 10" x 8' 5" (3.91m x 2.56m)

Double glazed windows to the side and rear aspects along with a 'Velux' window. Two sets of 'French' doors opening to the rear Garden. TV point.

Utility room 6' 4" x 6' 2" (1.93m x 1.88m)

Wall mounted Combination boiler. Space for a Fridge Freezer.

First floor landing

Double glazed window. Stairs rising to the second floor.

Master Bedroom 15' 6" x 11' 7" (4.72m x 3.53m)

Double glazed window. Radiator. TV point. Spacious Walk in Wardrobe.

En-suite 5' 4" x 5' 8" (1.62m x 1.73m)

Double glazed window. Three piece suite comprising of a low level WC, wash hand basin and a glazed shower cubicle. Radiator. Inset spot lighting.

Bedroom two 16' 1" x 8' 4" (4.90m x 2.54m)

Double glazed window. Radiator. Fitted wardrobes.

Bedroom three 7' 9" x 9' 5" (2.36m x 2.87m)

Double glazed window. Radiator. Telephone point. Karndean flooring.

Bedroom four 7' 10" x 7' 10" (2.39m x 2.39m)

Double glazed window. Fitted wardrobes. Radiator.

Family Bathroom / WC 6' 5" x 6' 10" (1.95m x 2.08m)

Double glazed window. Three piece white suite comprising of a low level WC, pedestal wash hand basin and a panelled 'Whirlpool' bath. Heated towel rail.

Second floor landing

Bedroom five 8' 7" x 15' 1" (2.61m x 4.59m)

Double glazed dormer window and a 'Velux' window. Radiator. TV point. Two generous built in storage cupboards.

En-suite

Double glazed window. Three piece suite comprising of a low level WC, wash hand basin and a glazed shower cubicle. Heated towel rail.



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.

AGENTS NOTES:

Grimwood Estates 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 or contract.

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 the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

Energy Performance Certificate

6, Azalia Grove, REDCAR, TS10 2UA

Dwelling type: Detached house
Date of assessment: 28 March 2018
Date of certificate: 28 March 2018

Reference number: 8158-7727-4730-5818-8922
Type of assessment: RdSAP, existing dwelling
Total floor area: 163 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

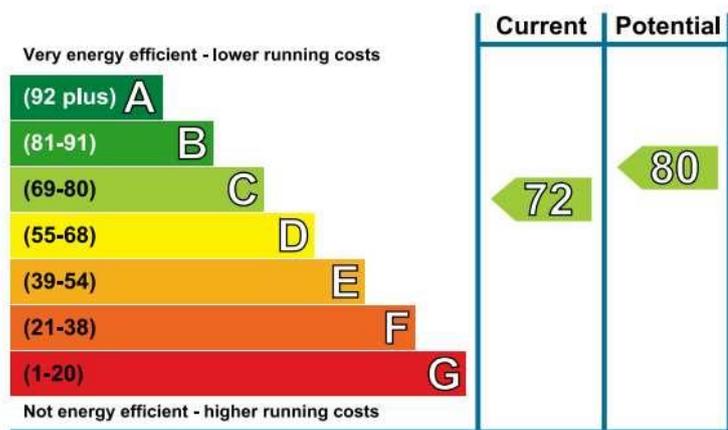
Estimated energy costs of dwelling for 3 years:	£ 3,273
Over 3 years you could save	£ 198

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 507 over 3 years	£ 273 over 3 years	
Heating	£ 2,439 over 3 years	£ 2,475 over 3 years	
Hot Water	£ 327 over 3 years	£ 327 over 3 years	
Totals	£ 3,273	£ 3,075	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£60	£ 198
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 867

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.