



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

£305,000

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.

