

TO LET



Bluebell Road, Redcar

3 Bedrooms, 2 Bathroom, Semi-Detached House

£1,150 pcm

MARTIN&CO



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3 Bedrooms, 2 Bathroom
£1,150 pcm

Date available:

Deposit: £1,326.92

Council Tax band: C

- Open Plan Kitchen/ Diner with utility area
- Cloakroom
- Generous Living Room
- Ex-Show Home Property
- Main Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom

FULL DESCRIPTION Martin & Co Guisborough is excited to welcome to the rental market this beautiful the Mountford style ex-show home property by Countryside Homes on the Foxrush Walk Development in Kirkleatham Green, Redcar. Available immediately on an unfurnished basis. The ground floor features a generous living room that can be configured to match various needs, accompanied by a WC and an open plan kitchen diner with offset utility area, offering ample space for meal preparations. The first floor showcases three cheerful bedrooms, main bedroom with ensuite shower room and separate family bathroom with shower over. The property has a small grassed area to the front and a fence enclosed garden to the rear, at the end of the garden is a detached garage and driveway with off road parking for one car.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 6' 8" x 4' 9" (2.03m x 1.45m)

Composite entrance door, laminate effect vinyl flooring and stairs leading to the first floor.





DINING KITCHEN 18' 3" x 8' 7" (5.56m x 2.62m) To front aspect. Range of wall, base and drawer units with light fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, wood effect laminate splash backs and matching work surfaces, gas hob, electric oven, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, concealed Ideal gas central heating boiler, laminate effect vinyl flooring, two central heating radiators, under stairs storage cupboard, two uPVC windows and French doors leading to rear garden.

LOUNGE 18' 3" x 10' 1" (5.56m x 3.07m) To front and side aspects. Carpet flooring, central heating radiator and three uPVC windows.

CLOAKROOM 5' 4" x 3' 5" (1.63m x 1.04m) Part tiled. White low level WC with push button flush, pedestal hand wash basin with mono tap, tiled splash back, extractor fan, heated towel rail and laminate effect flooring.

FIRST FLOOR

LANDING With loft access hatch, central heating radiator and carpet flooring.

BEDROOM 1 10' 4" x 8' 10" (3.15m x 2.69m) To front aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

ENSUITE 5' 9" x 5' 2" (1.75m x 1.57m) Fully tiled walls and floor. White suite comprising: low level WC with push button flush, pedestal wash hand basin with mono tap, glazed shower cubical with mains shower over, extractor, inset lighting and heated towel rail.

BEDROOM 3 9' 1" x 9' 1" (2.77m x 2.77m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM 2 10' 2" x 9' 0" (3.1m x 2.74m) To side aspect. Central heating radiator, carpet flooring and



uPVC window.

BATHROOM 7' 0" x 5' 7" (2.13m x 1.7m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin with mono tap, panelled bath with shower mixer over, glazed side screen, extractor, tiled flooring, heated towel rail, fitted mirror, inset lighting and uPVC window.

EXTERNALLY

DRIVEWAY Tarmac driveway to side of property with off road parking for 1 car in front of garage.

GARAGE 19' 6" x 9' 11" (5.94m x 3.02m) With up and over door.

GARDENS The front garden is mainly laid to lawn with borders and paved pathway which wraps around the side of the house. The fence enclosed rear garden has a side access gate and is mainly laid to lawn with a paved patio and decked area and a variety of shrubs, bushes and plants. Cold water external tap.

PLEASE NOTE All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.