

# £1,100 per month

## Buttercup Close, Redcar, TS10



- Entrance Hallway
- Lounge
- Kitchen/Breakfast Room
- Downstairs Toilet
- Three Bedrooms
- Bathroom
- En-Suite
- Rear Garden & Garage
- Tax Band: D

We are delighted to present to the rental market this modern three-bedroom detached home built by Linden Homes, ideally located on Buttercup Close, Redcar.

## Key Features

- Detached property in a sought-after residential area
- Garage and driveway
- Spacious lounge
- Contemporary kitchen/breakfast room
- Three bedrooms, including a master with en-suite
- Family bathroom
- Large rear garden, perfect for outdoor living
- Offered unfurnished
- Conveniently situated close to major road links
- Attractive new build with modern design

This property combines stylish living with practicality, making it an excellent choice for families or professionals seeking a well-connected home in Redcar.

## Move In Costs

Deposit £1,100

Rent £1,100

Holding Payment £253 - (please note this payment forms part of the deposit above)

\*There are no application/administration fees payable as per the Tenant Fees Act 2019.

[https://assets.publishing.service.gov.uk/media/5f745d69d3bf7f287328e5a5/Tenant\\_Fees\\_Act\\_-\\_Tenant\\_Guidance.pdf](https://assets.publishing.service.gov.uk/media/5f745d69d3bf7f287328e5a5/Tenant_Fees_Act_-_Tenant_Guidance.pdf)

We are proudly Members of the following:

ARLA, NAEA, The Tenancy Deposit Scheme, The Deposit Protection Service and The Property Ombudsman, CMP Registered Agent.

Please note that a guarantor may be required depending on circumstances. Please contact us for more information.

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## Hallway

Laminate flooring. Smoke detector.

## Kitchen

18'0" x 15'6" (5.49m x 4.72m) reducing to 8'7"  
Laminate flooring. Spotlights. Under counter lighting. Base and wall mounted units. Laminate worktops. Indesit oven and gas hob. Extractor hood. Integrated fridge/freezer. Dishwasher. Venetian blinds. Ideal combi boiler. French doors leading to rear garden. 2x radiators. Smoke detector. Utility area off with storage cupboard housing the DB board. Back door.

## Lounge

10'2" x 18'3" (3.10m x 5.56m)  
Carpeted. Radiator. Venetian blinds.

## Downstairs Toilet

3'5" x 5'4" (1.04m x 1.63m)  
Laminate flooring. Toilet. Pedestal sink.

## Stairs and Landing

Carpeted. Smoke detectors. Radiator.

## Bedroom 1

11'0" x 10'4" (3.35m x 3.15m)  
Carpeted. Radiator. Venetian blinds. Room thermostat controls.

## En Suite

5'6" x 5'4" (1.68m x 1.63m)  
Tiled flooring. Double length mains fed shower and sliding door shower screen. Basin. Toilet. Partly tiled. Expel air fan. Spotlights.

## Bedroom 2

8'9" x 10'3" (2.67m x 3.12m)  
Carpeted. Radiator. Venetian blinds.

## Bedroom 3

8'9" x 9'0" (2.67m x 2.74m)  
Carpeted. Radiator. Venetian blinds.

## Bathroom

7'0" x 6'4" (2.13m x 1.93m)  
Tiled flooring. Bathroom with shower above. Pedestal sink. Toilet. Ladder towel rail. Shave point. Expel air fan. Spotlights.

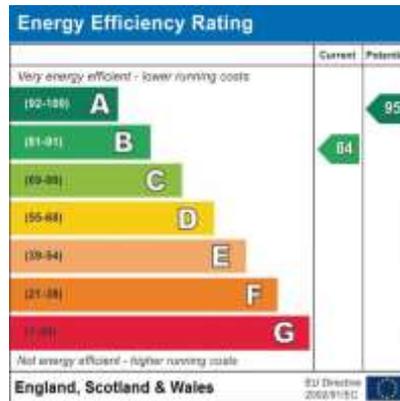
## Garage

## Front

Driveway.

## Rear Garden

Enclosed mainly laid to lawn.







## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk) W: [redcarlettingandsales.co.uk](http://redcarlettingandsales.co.uk)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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