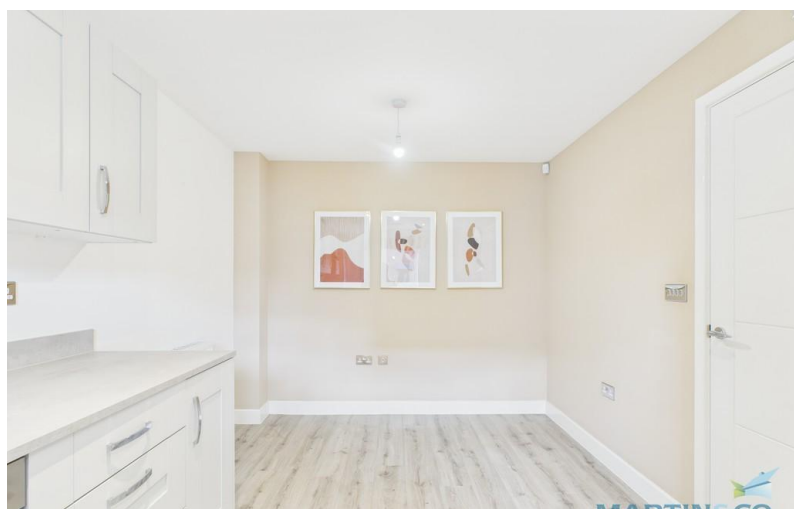
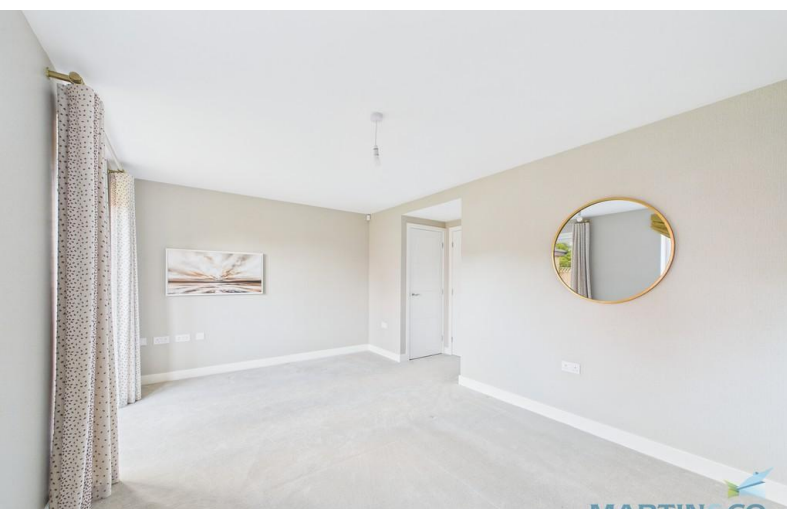


TO LET



Meadowsweet Road, Redcar

3 Bedrooms, 2 Bathroom, Semi-Detached House

£1,000 pcm

MARTIN&CO



Meadowsweet Road, Redcar

3 Bedrooms, 2 Bathroom

£1,000 pcm

Date available:

Deposit: £1,153.84

Unfurnished

Council Tax band:

- The Eveleigh Style Ex-Show Home
- Dining Kitchen
- Living Room Overlooking Rear Garden
- Cloakroom
- Bathroom & Ensuite
- Front & Rear Gardens
- Driveway

FULL DESCRIPTION Martin & Co Guisborough is excited to welcome to the rental market The Eveleigh style, ex-show home by Countryside Homes on the Foxrush Walk Development in Kirkleatham Green, Redcar. Available immediately on an unfurnished basis. The ground floor features a kitchen diner to the front of the property and the lounge overlooking the rear garden, downstairs cloakroom for added convenience. The first floor showcases three bedrooms, main bedroom with ensuite shower room and separate family bathroom with shower over. The property has a front garden with pathway and a fence enclosed garden to the rear, at the side of the garden is a detached garage and driveway with off road parking.

INTERNALLY

GROUND FLOOR

HALLWAY 12' 7" x 3' 6" (3.84m x 1.07m) Composite entrance door, double panelled central heating radiator, laminate flooring with integrated coir entrance mat and stairs leading to the first floor.





DINING KITCHEN 15' 7" x 9' 1" (4.75m x 2.77m) To front aspect. Range of wall, base and drawer units with light shaker style fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate 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 flooring, inset lighting, central heating radiator and uPVC window.

LOUNGE 16' 2" x 10' 5" (4.93m x 3.18m) To rear aspect. Carpet flooring, double panelled central heating radiator, under stairs storage cupboard, uPVC window and uPVC French doors leading to rear garden.

CLOAKROOM 5' 8" x 3' 0" (1.73m x 0.91m) White low level WC with push button flush, pedestal hand wash basin with mono tap and tiled splash back, towel radiator, vinyl flooring and uPVC window.

FIRST FLOOR

LANDING 11' 1" x 3' 9" (3.38m x 1.14m) With uPVC window, carpet flooring and loft access hatch.

BEDROOM 3 8' 11" x 6' 11" (2.72m x 2.11m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM 1 12' 4" x 9' 0" (3.76m x 2.74m) To rear aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window. Door leading to ensuite.

ENSUITE 9' 0" x 3' 3" (2.74m x 0.99m) Part tiled walls and floors. White suite comprising: low level WC with push button flush, pedestal wash hand basin with mono tap, glazed shower cubical with main shower over, extractor, inset lighting and heated towel rail.

BEDROOM 2 9' 1" x 8' 0" (2.77m x 2.44m) To front aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.



BATHROOM 6' 11" x 5' 8" (2.11m x 1.73m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower mixer tap over, glazed side screen, extractor, inset lighting, tiled flooring, heated towel rail and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with borders and paved pathway. The fence enclosed rear garden is mainly laid to lawn with a paved patio and decked area. Cold water external tap.

DRIVEWAY Tarmac driveway providing off road parking for approximately 3 cars.

GARAGE 25' 6" x 10' 10" (7.77m x 3.3m) With up and over door.

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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		





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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.