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Estate Agents



54 Sandmoor Road

New Marske, TS11 8DJ

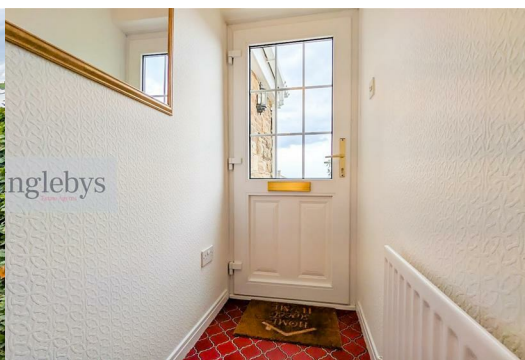
Offers Around £340,000



Located in the tranquil and highly sought-after Sandmoor Road in New Marske, is this charming sandstone fronted detached bungalow. With its unique and thoughtfully designed layout, the property boasts two inviting reception rooms, three spacious bedrooms, immaculately presented front and rear gardens, off street parking and a garage.

One of the standout features of this property is its direct access to the picturesque Errington Woods, allowing for delightful walks and a connection to nature right at your doorstep. The surrounding area is known for its peaceful atmosphere and countryside walks.

This well-cared-for home is not only a testament to quality living but also a rare find in a quiet location that is highly desirable among buyers. Whether you are looking for a family home or a serene place to unwind, this bungalow on Sandmoor Road is sure to impress.



Tenure: Freehold
 Council Tax: Redcar and Cleveland Borough Council - Band D
 EPC: D rating

Entrance Porch

Partially glazed uPVC entrance door.
 Tiled flooring.
 Partially glazed door to the Hallway.

Entrance Hallway 12'1" x 8'10" (3.7 x 2.7)

Storage cupboard.
 Doors to the Ground Floor WC, Bedroom Three / Study, Inner Hallway, Living Room and Dining Room.

Ground Floor WC 3'5" x 5'10" (1.04m x 1.78m)

Double glazed, frosted window to the side aspect.
 Low level WC.
 Wash hand basin.
 Vinyl flooring.

Living Room 19'8" x 11'9" (6.0 x 3.6)

Double glazed, bow window to the front aspect.
 Double glazed window to the side aspect.
 Sandstone fireplace with an open fire effect gas fire.

Bedroom Three / Study 13'1" x 9'2" (4.0 x 2.8)

Double glazed window to the front aspect.

Dining Room 13'9" x 10'5" (4.2 x 3.2)

Double glazed patio doors opening to the rear garden.
 Panelled ceiling.

Bedroom Two 13'4" x 9'4" (4.07 x 2.87)

Double glazed window to the side aspect.

Family Bathroom 12'4" x 8'11" (3.78 x 2.74)

Double glazed, frosted window to the side aspect.
 Fully tiled walls.
 A pink, five piece bathroom suite comprising of a low level WC, bidet, pedestal wash hand basin, a panelled bath and a glass shower cubicle.
 Wall mounted stainless steel heated towel rail.
 Airing cupboard.

Master Bedroom 14'5" x 11'9" (4.4 x 3.6)

Double glazed window to the rear aspect.
 Built in wardrobes.

Kitchen 11'9" x 13'9" (3.6 x 4.2)

Double glazed window to the rear aspect.
 A range of fitted wall and base units with marble effect roll top work surfaces.
 Stainless steel sink unit with mixer tap.
 Tile effect vinyl flooring.
 Partially glazed door to the Utility room.

Utility Room 8'3" x 7'3" (2.51m x 2.21m)

Partially glazed door to the rear and front aspects.
 Double glazed windows to the rear and side aspects.
 Wood effect laminated roll top work surfaces.
 Vinyl flooring.

Garage

Electric roller door, power and light.

Front External

An immaculately presented front garden, mainly laid to lawn with a selection of mature plants, shrubs and trees.
 A recently installed resin driveway providing access to the garage and off street parking for one vehicle.

Rear External

The low maintenance rear garden consists of a spacious paved patio, artificial lawn and a pebbled border with a handrail and gate leading to Soapwell fields.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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