



## 14 Blue Bell Road, Redcar, TS10 4GY

\*LAST PLOT REMAINING\*

Situated in the seaside town of Redcar, Kirkleatham Green sits 8 miles east of Middlesbrough. With Redcar train station less than 2 miles away, the site offers direct and easy access to Middlesbrough, Darlington and Hartlepool. The area is also well connected by the nearby A19 taking you north to Sunderland and Tyneside or south to North Yorkshire.

Introducing the Eveleigh, a beautiful 3 bedroom home ideal for couples and families. On the ground floor, there is an open plan kitchen/diner fully fitted with appliances to one side with a convenient downstairs cloakroom to the other side. As you walk through the property, you're led into a bright and spacious living area with French windows opening out onto your private back garden. This room also benefits from a built in cupboard for extra storage. Upstairs, there is large main bedroom complete with fitted mirrored wardrobes and 2 further bedrooms. Towards the front of the

- Car parking space
- Security alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden

**£880 PCM**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	