



9, Downfield Way, New Marske, Redcar, North Yorkshire, TS11 8HS

Better Move are delighted to offer this three bedroom detached house located in the suburbs of Redcar and is located within walking distance to a large array of local amenities such as shops and transport links.

The brief layout comprises: Entrance Vestibule, Lounge, Dining Room, Sitting Room, Kitchen/Breakfast Room and Conservatory. First Floor: Three Bedrooms and family Bathroom.

Lounge 15'3" x 12' reducing to 7'6" (4.65m x 3.66m reducing to 2.29m) Adam style fire surround with integral gas fire, radiator, dado rail and coving, uPVC sealed unit double glazed bow window, feature arch to Dining Room.

Dining Room 9'10" x 9'2" (3.00m x 2.79m) glazed door to Sitting Room, arch to Lounge, dado rail and coving, double radiator.

Sitting Room 12'7" x 9' (3.84m x 2.74m) uPVC sealed unit double glazed French doors to Conservatory, radiator, dado rail and coving.


Kitchen/Breakfast Room 20' x 9'6" (6.10m x 2.89m) comprising a full range of base and wall units with laminate work surfaces and tiled splashback, integrated gas hob and electric double oven.

Conservatory 11'5" x 9'1" (3.48m x 2.77m) uPVC sealed unit double glazed window with single door access to garden and fan light.

First Floor: Landing with uPVC sealed unit double glazed window, loft hatch and airing cupboard.

Bedroom 1 12'1" x 9'7" (3.68m x 2.92m) uPVC sealed unit double glazed window with delightful views to the coast, range of fitted wardrobes and over bed storage, dressing table and radiator.



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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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