

## KIRKLEATHAM LANE, REDCAR, TS10 5BZ



- ▲ Three Bedroom Semi Detached Property
- ▲ Popular Area of Redcar
- ▲ Recently Refurbished Including New Kitchen & Bathrooms

- ▲ Spacious Family Property Spanning Approximately 1,200 Sq. Ft
- ▲ Ground Floor WC
- ▲ 33ft Plus Garage
- ▲ Westerly Facing Rear Garden
- ▲ No Chain Sale

**Offers Over £219,950**

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Offered for sale with no chain, this recently refurbished property ticks plenty of boxes. Improvements include a newly fitted matt grey kitchen breakfast room, ground floor WC, family bathroom and full neutral redecoration throughout including carpets. Spanning approximately 1,200 square feet, this family home sits on a 10th of an acre plot offering spacious living both inside and out. Early viewing is advised.

#### **GROUND FLOOR**

##### **HALL - 3.69m x 1.78m (12'1" x 5'10")**

Part glazed UPVC entrance door with decorative stained glass work, wide plank laminate flooring, under stairs storage cupboard and modern style panelled doors to the WC, ground floor bedroom and living room.

**WC** - A newly fitted white modern suite with auto lighting, high gloss vanity storage unit and oak laminate flooring.

##### **LIVING ROOM - 3.81m (12'6") x 3.81m (12'6") increasing to 4.25m (13'11") into the bow**

A spacious bow windowed room with neutral decoration including carpet, wood fire surround with electric fire and marble insert and hearth and opening through to the dining room.

##### **DINING ROOM - 3.81m x 3.36m (12'6" x 11')**

The décor flows through from the living room with radiator, LED lighting, and opening through to the breakfast room and garden room.

##### **KITCHEN BREAKFAST ROOM - 3.61m (11'10") reducing to 3.38m (11'1") x 3.66m (12') reducing to 2.41m (7'11")**

A sleek matt grey fitted kitchen with matt black handles and roll edge worktops, integrated electric oven and hob with extractor hood, plumbing for washing machine, part mosaic tiled walls, breakfast bar area with feature oak panelling, chrome downlighters, UPVC window and part glazed door to the rear garden.

##### **GARDEN ROOM - 2.99m x 3.45m (9'10" x 11'4")**

With neutral decoration and newly laid grey carpet, radiator, UPVC windows and sliding door to the westerly facing rear garden.

##### **GROUND FLOOR BEDROOM - 3.58m (11'9") reducing to 2.35m (7'9") x 3.32m (10'11") reducing to 2.09m (6'10")**

A double room with crisp white walls and grey carpet, radiator and UPVC window.

**TO VIEW:** Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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## FIRST FLOOR

### **LANDING - 3.56m x 1.76m (11'8" x 5'9")**

With modern style panelled doors to all rooms, UPVC window and access to the loft space.

### **BEDROOM ONE - 3.81m x 3.82m (12'6" x 12'6")**

A fantastic spacious room with fresh decoration and newly laid carpet, radiator and UPVC window.

### **BEDROOM TWO - 3.81m x 2.77m (12'6" x 9'1")**

A light and bright double room with neutral décor including carpet, radiator and UPVC window overlooks the rear garden.

### **BATHROOM - 3.65m (12') reducing to 3.02m (9'11") x 3.00m (9'10")**

A true family size bathroom with newly fitted suite including a matt black thermostatic shower with rinser attachment, separate bath, part tiled walls with mosaic inserts, vanity storage unit, alcove storage, radiator, downlighters and twin UPVC windows.

### **EAVES STORAGE AREA - 3.56m x 2.18m (11'8" x 7'2")**

A fully boarded and carpeted space housing the Ideal Logic combi boiler.

## EXTERNALLY

### **GARAGE - 2.87m x 10.14m (9'5" x 33'3")**

A brilliant size garage with up and over entrance door, power, lighting, twin windows and handy rear access door.

**PARKING & GARDEN** - The front of the property benefits from a gated block paved driveway offering parking for numerous vehicles and gated access to the rear garden. The westerly facing rear garden is laid to lawn with border planting, paved patio area, potting shed, outdoor tap and gated access to the driveway.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - CF/LS/EST250515/16042026

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Redcar office on

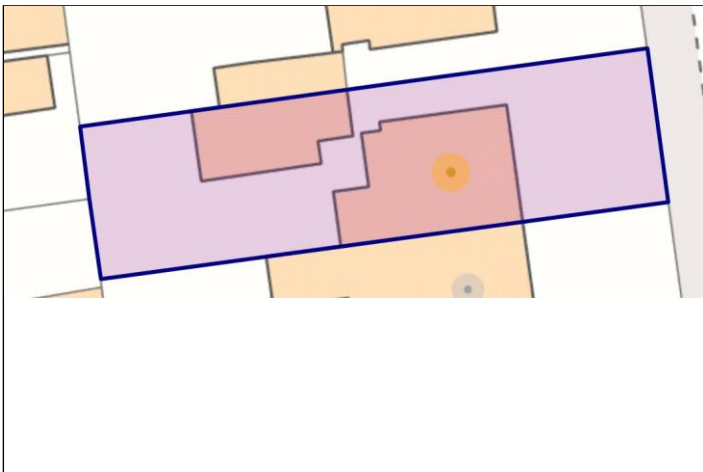
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