

## COWSLIP DRIVE, REDCAR, TS10 5DB



- ▲ £1,000 Contribution to Legal Fees
- ▲ Three Bedroom Semi Detached Property
- ▲ En-Suite
- ▲ Highly Popular Development

- ▲ Open Plan High Gloss Kitchen Diner & Living Space
- ▲ Ground Floor Bedroom & Shower Room
- ▲ Generous Garage with Utility Area
- ▲ South Facing Rear Garden

**Offers in excess of £195,000**

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\*\*\* £1,000 Contribution to Legal Fees \*\*\*

Simply bring your furniture to this fantastic move in ready semi-detached town style house spanning over three floors including a versatile ground floor bedroom with separate shower room. The first floor is open plan with a modern grey high gloss kitchen with Juliet balcony overlooking the south facing rear garden. High interest is anticipated so early viewing is essential to avoid disappointment.

### GROUND FLOOR

**HALL - 2.00m (6'7") reducing to 1.34m (4'5") x 7.25m (23'9") reducing to 1.11m (3'8")**

Modern style composite entrance door, oak laminate flooring, panelled doors to the ground floor bedroom, shower room and integrated garage/utility, further part glazed door to the rear garden and staircase to the first floor.

**BEDROOM THREE - 2.91m x 2.97m (9'7" x 9'9")**

A versatile room currently used as an office space with neutral decoration, oak laminate flooring, radiator and UPVC French doors with integrated blinds open to the rear garden.

**SHOWER ROOM - 0.85m x 2.39m (2'9" x 7'10")**

White modern suite with thermostatic shower, extractor fan, part tiled walls, tiled flooring and radiator.

**INTEGRATED GARAGE/UTILITY - 3.08m x 5.98m (10'1" x 19'7")**

With up and over entrance door, power, lighting, cupboard storage, stainless steel sink, plumbing for washing machine and door to the hallway.

### FIRST FLOOR

**LANDING - 2.07m x 4.28m (6'9" x 14'1")**

With neutral decoration, double doors to the open plan style lounge/diner/kitchen area and further staircase to the second floor.

**LOUNGE/DINER/KITCHEN - 5.25m (17'3") reducing to 3.04m (10') x 7.23m (23'9") reducing to 2.69m (8'10")**

A fantastic dual aspect room with modern style décor, wide plank oak laminate flooring, radiator, UPVC window and opening through to the dining space with UPVC French doors with Juliet balcony. Grey high gloss fitted kitchen with square edge worktops, integrated electric oven and gas hob, stainless steel splashback and extractor hood, part metro tiled walls, integrated fridge freezer, a cupboard houses the combi boiler, downlighters and a UPVC window overlooks the rear garden.

**TO VIEW: Tel: 01642 285041**

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## SECOND FLOOR

### **LANDING AREA - 2.15m (7'1") reducing to 1.10m (3'7") x 2.88m (9'5")**

With neutral decoration and edged neutral carpet, modern style panelled doors to all rooms including a handy storage cupboard and UPVC window.

### **BEDROOM ONE - 3.05m (10') reducing to 1.47m (4'10") x 4.18m (13'9") reducing to 3.53m (11'7")**

With neutral décor including carpet, radiator, UPVC window and door to the en-suite.

### **EN-SUITE - 2.14m (7') reducing to 0.97m (3'2") x 2.24m (7'4") reducing to 1.37m (4'6")**

A white modern suite with thermostatic shower, part tiled walls, tiled flooring, radiator, downlighters, extractor fan and UPVC window.

### **BEDROOM TWO - 3.05m (10') reducing to 1.47m (4'10") x 3.62m (11'11") reducing to 2.95m (9'8")**

A light and bright double room currently used as a dressing with Herringbone flooring, radiator and UPVC window overlooks the rear garden.

### **BATHROOM - 2.13m x 1.92m (7' x 6'4")**

White modern suite with over bath thermostatic shower, part tiled walls, tiled flooring, radiator, extractor fan and UPVC window.

## EXTERNALLY

**PARKING & GARDEN** - The front of the property benefits from a double tarmac driveway with gated access to the rear garden. The southerly facing rear garden is mainly laid to lawn with paved pathways and patio area, outdoor tap and gated access to the driveway.

**SERVICES** - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

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/EST250552/06012026

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

**TO VIEW:** Contact our Redcar office on  
Tel: 01642 285041



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GROUND FLOOR

1ST FLOOR

2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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