

## ALLENDALE TEE, NEW MARSKE, TS11 8HN



- ▲ Detached Property
- ▲ Four Double Bedrooms
- ▲ En-Suite
- ▲ Fantastic Residential Location
- ▲ Brilliant Spacious Corner Plot Spanning Approximately 1/10th of An Acre

- ▲ Granite Topped Kitchen Breakfast Room with Separate Utility
- ▲ Double Garage
- ▲ Gardens
- ▲ No Chain Sale

**£299,950**

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Offered for sale with no chain, this spacious detached family home sits on a brilliant corner plot. The property spans over 1,500 sq. ft with generous rooms throughout and is nestled in a quiet cul-de-sac. Sure to appeal to a growing family and is excellent for local amenities and schooling. Early viewing is advised.

**GROUND FLOOR**

**HALL - 2.32m (7'7") reducing to 2.14m (7') x 4.03m (13'3")**

Part glazed coloured composite entrance door, radiator, under stairs storage cupboard and panelled doors to all rooms.

**LIVING ROOM - 5.14m x 3.65m (16'10" x 12')**

A spacious light and bright room with wood fire surround with marble insert and hearth, radiator, sliding patio door to the rear garden and double doors to the dining room.

**DINING ROOM - 2.71m x 3.14m (8'11" x 10'4")**

With neutral decoration, radiator, UPVC window, double doors to the living room and further door to the hall.

**KITCHEN BREAKFAST ROOM - 2.96m (9'9") reducing to 1.97m (6'6") x 5.26m reducing to 3.04m (10')**

A Welham's fitted kitchen with granite worktops, integrated electric oven and hob with stainless steel splashback and extractor hood, integrated microwave and fridge freezer. Part tiled walls, Karndean flooring with detailed edging flows throughout, radiator, twin UPVC windows overlook the gardens and door to the utility.

**UTILITY - 2.96m x 1.59m (9'9" x 5'3")**

Flooring flows through from the kitchen, plumbing for washing machine and dishwasher, part tiled walls, wall mounted Worcester combi boiler, radiator, UPVC window and part glazed composite door to access the gardens and double garage.

**WC - 0.90m x 2.13m (2'11" x 7')**

White suite with vanity storage unit, part tiled walls, radiator, vinyl flooring and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## FIRST FLOOR

### **LANDING - 3.73m (12'3") reducing to 2.80m (9'2") x 2.04m (6'8") reducing to 0.96m (3'2")**

A spacious landing area with panelled doors to all rooms and access to the loft space.

### **MASTER BEDROOM - 3.07m x 3.30m (10'1" x 10'10")**

With neutral decoration including carpet, fitted sliding wardrobes, radiator, twin UPVC windows with open views and door to the en-suite.

### **EN-SUITE - 2.28m (7'6") reducing to 1.26m (4'2") x 2.08m (6'10") reducing to 0.73m (2'5")**

White suite with electric shower, extractor fan, fully tiled walls, vanity storage unit with downlighters, towel radiator, vinyl flooring and UPVC window.

### **BEDROOM TWO - 3.37m x 3.35m (11'1" x 11')**

A light and bright room with integrated wardrobes storage, radiator and twin UPVC windows.

### **BEDROOM THREE - 2.72m x 3.17m (8'11" x 10'5")**

A double room with integrated wardrobe storage, radiator and UPVC window with views over Errington Woods.

### **BEDROOM FOUR - 2.44m (8') x 3.70m (12'2") including wardrobes**

A spacious fourth bedroom with walk-in style wardrobe, radiator and UPVC window overlooks the rear garden.

### **BATHROOM - 2.29m x 2.63m (7'6" x 8'8")**

A traditional white suite with Mira thermostatic shower, extractor fan, part tiled walls, towel radiator, tiled flooring and UPVC window.

## EXTERNALLY

### **DOUBLE GARAGE - 5.14m x 5.01m (16'10" x 16'5")**

A spacious garage with eaves storage, twin remote roller doors, power, lighting and further access door to the property.

**GARDENS & PARKING** - The front of this impressive property benefits from wraparound gardens laid to lawn with block paved pathways, block paved driveway and gated access to the rear garden. The westerly facing rear garden is mainly laid to lawn with border planting, paved patio area and gated access to the driveway and garage.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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**AGENTS REF:** - CF/LS/EST260228/13052026

**Council Tax Band:** E      **Tenure:** Freehold



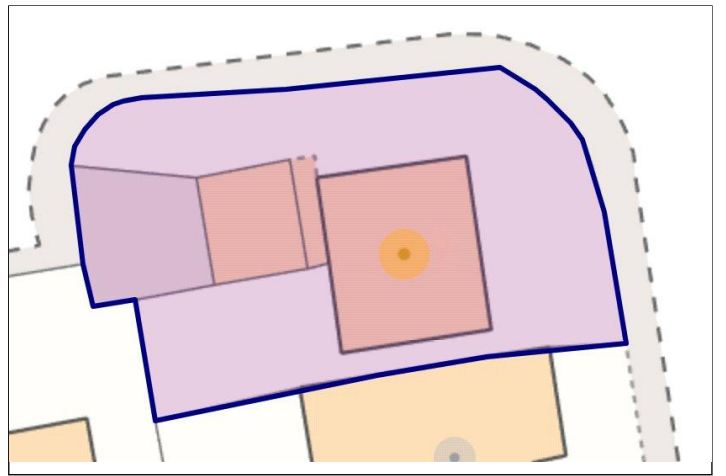
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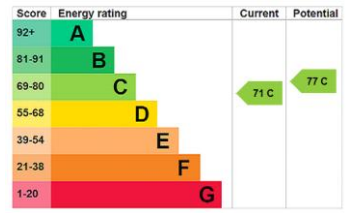


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**TO VIEW:** Contact our Redcar Office on Tel: **01642 285041**  
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