

## QUEENSBURY CLOSE, REDCAR, TS10 4QA



- ▲ Three Bedroom Detached Property
- ▲ Popular Residential Area of Redcar
- ▲ Excellent Family Home
- ▲ Grey Shaker Style Kitchen

- ▲ Conservatory
- ▲ Garage
- ▲ Generous Gardens
- ▲ Double Driveway

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This brilliant family home is located within a popular residential area of Redcar and is nicely presented. Spacious both inside and out and is excellent for local amenities, schooling and transport links. Early viewing is advised.

**GROUND FLOOR**

**HALL - 2.47m (8'1") reducing to 1.57m (5'2") x 3.47m (11'5") reducing to 1.31m (4'4")**

Part glazed coloured composite entrance door to a generous hallway with twin UPVC windows, radiator, staircase to the first floor and door to the living room.

**LIVING ROOM - 4.25m (13'11") reducing to 1.24m (4'1") x 4.08m (13'5") reducing to 3.58m (11'9")**

Neutral decoration with feature wall and neutral carpet, wood fire surround with marble insert and hearth and living flame gas fire, radiator, UPVC window and opening through to the dining room.

**DINING ROOM - 2.58m x 2.41m (8'6" x 7'11")**

The décor flows through from the living room with French doors to the conservatory and further door to the kitchen.

**KITCHEN - 2.53m x 2.54m (8'4" x 8'4")**

A grey shaker style fitted kitchen with soft closing doors and stainless steel handles, square edge worktops, integrated Hotpoint electric oven, hob and microwave, integrated fridge freezer and slimline dishwasher, plumbing for washing machine, spotlight lighting, grey oak flooring, UPVC window and part glazed door to the rear garden and carport area.

**CONSERVATORY - 2.83m x 3.87m (9'3" x 12'8")**

A versatile family space with UPVC windows, ceiling fan/light and fully glazed door to the rear garden.

**FIRST FLOOR**

**LANDING - 2.04m x 2.60m (6'8" x 8'6")**

With panelled doors to all rooms including a storage cupboard housing the Baxi combi boiler and access to the loft space.

**BEDROOM ONE - 3.10m x 3.38m (10'2" x 11'1")**

A nicely presented room with lush grey carpet, fitted wardrobes, radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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### **BEDROOM TWO - 3.10m x 2.57m (10'2" x 8'5")**

A double room with tasteful decoration and grey carpet, radiator and UPVC window overlooking the rear garden.

### **BEDROOM THREE - 2.47m (8'1") reducing to 2.01m (6'7") x 3.98m (13'1") reducing to 1.41m (4'8")**

A generous third bedroom with feature wall and grey carpet, radiator and UPVC window.

### **BATHROOM - 2.03m x 1.63m (6'8" x 5'4")**

A white modern suite with an over bath Mira electric shower, high gloss vanity storage unit, fully UPVC clad walls and ceiling, chrome ladder radiator, oak vinyl flooring and UPVC window.

### **EXTERNALLY**

### **GARAGE - 2.83m x 5.84m (9'3" x 19'2")**

With up and over door, power, lighting and handy side access door to the rear garden.

**PARKING & GARDENS** - The front of the property benefits from a double block paved driveway with gravelled borders and gated access to the carport, rear garden and garage. The rear garden is laid to lawn with paved pathways and patio area, block paved carport area with 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/RED240442/25072025

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

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

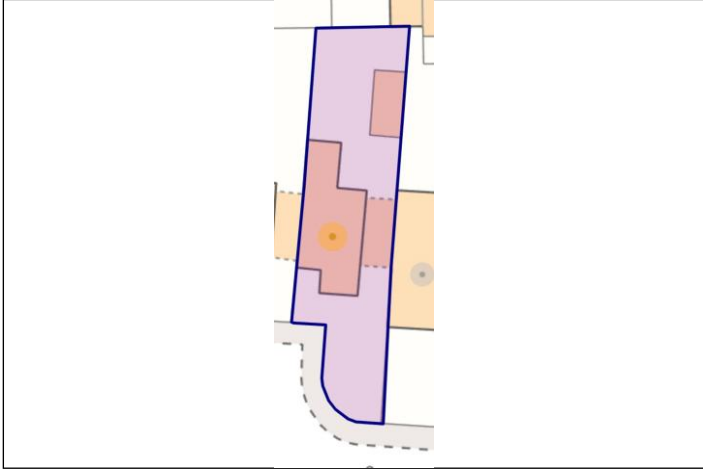
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