

## GILLING WAY, REDCAR, TS10 2LR



- ▲ Two Bedroom Detached Bungalow
- ▲ Fantastic Residential Area of Redcar
- ▲ 6m Plus Lounge Diner
- ▲ Modern Style Kitchen & Bathroom

- ▲ Conservatory with Insulated Roof
- ▲ Gardens
- ▲ Garage

**£260,000**

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Located within a highly popular residential area of Redcar, this detached bungalow has been updated and improved both inside and out including a high gloss fitted kitchen and modern style extended bathroom. Externally the property benefits from a generous nicely presented garden with sundeck and gated access to the large, imprinted driveway. Excellent for local amenities, schooling and transport links. Early viewing is advised.

**GROUND FLOOR**

**ENTRANCE PORCH - 1.93m x 2.28m (6'4" x 7'6")**  
Part glazed composite entrance door with decorative glasswork, oak vinyl flooring, radiator, UPVC window, door to the lounge diner and further door to a handy storage cupboard housing the Worcester combi boiler.

**LOUNGE DINER - 3.62m x 6.16m (11'11" x 20'3")**  
A nicely presented light and bright room with decorative fire surround with flame effect electric fire, neutral carpet, radiators, UPVC windows and door to the inner hall.

**HALL - 1.87m x 1.82m (6'2" x 6')**  
With panelled doors to all rooms, oak vinyl flooring and access to the part boarded loft space.

**KITCHEN - 2.71m (8'11") reducing to 0.90m (2'11") x 5.19m (17') reducing to 3.97m (13')**  
A high gloss fitted kitchen with roll edge butcher block laminated worktops, integrated electric double oven and induction hob with mosaic tiled splashback and extractor hood, part metro tiled walls with mosaic inserts, feature lighting and chrome downlighters, tiled flooring, modern style graphite radiator and UPVC window.

**BEDROOM ONE - 3.01m (9'11") reducing to 2.64m (8'8") x 4.27m (14') plus wardrobes reducing to 2.93m (9'7")**  
A generous room with bespoke wardrobes and bedroom furniture, neutral carpet, space for wall mounted TV, radiator, remote electric blind and a UPVC window overlooks the rear garden.

**BEDROOM TWO - 3.34m x 2.91m (10'11" x 9'7")**  
This former bedroom benefits from neutral decoration including carpet, radiator and UPVC French doors with twin side lights open to the conservatory.

**TO VIEW:** Tel: 01642 285041  
30-32 Station Road, Redcar, TS10 1AG

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### **BATHROOM - 1.63m x 3.02m (5'4" x 9'11")**

An extended bathroom with quadrant thermostatic shower with rinser attachment and separate bath, fully tiled walls, extractor fan, high gloss vanity storage unit, chrome downlighters, non-slip vinyl flooring and UPVC window.

### **CONSERVATORY - 3.08m x 3.09m (10'1" x 10'2")**

A nicely presented room with insulated roof system, downlighters, oak vinyl flooring, UPVC windows and French doors open to the rear garden.

### **EXTERNALLY**

### **GARAGE - 4.26m (14') reducing to 2.75m (9') x 6.58m (21'7") reducing to 1.90m (6'3")**

This extended garage benefits from remote roller door access, power, light, space for tumble dryer and handy access door to the rear garden.

**GARDENS & PARKING** - The front of the property benefits from a neat lawned frontage with border planting and gravel and gated access to the rear garden. The lovely rear garden features various seating areas including a paved patio area and large raised sundeck, imprinted pathways and walkways and gated access to the rear of the property with imprinted driveway providing parking for numerous vehicles.

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/RED240456/03032025

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

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

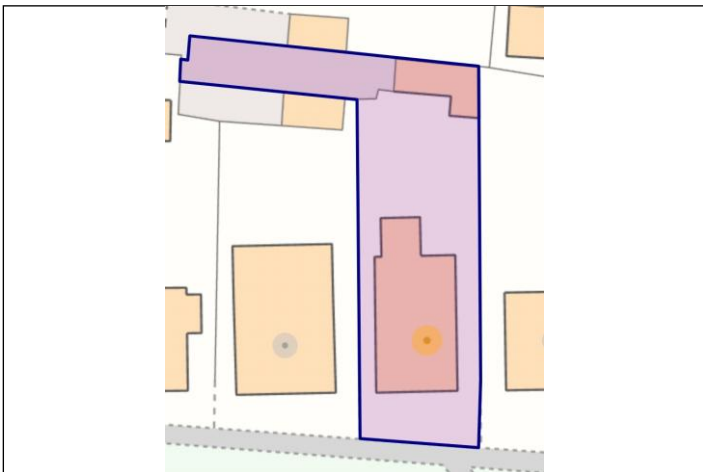
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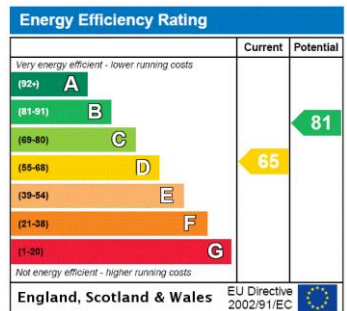


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropac i2002.

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