

BOLTON CLOSE, REDCAR, TS10 2NB



- ▲ Two Bedroom Dormer Bungalow
- ▲ Sold with Sitting Tenant
- ▲ Popular Ings Farm Location
- ▲ 20ft Plus Living Room
- ▲ First Floor WC

- ▲ Conservatory
- ▲ Garage
- ▲ Low Maintenance Rear Garden
- ▲ No Chain Sale

£160,000

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Offered for sale with no chain, this dormer bungalow is sold with a sitting tenant and is located within the popular Ings Farm development. Spacious throughout with huge potential for future development and brilliant for local amenities and transport links. Early viewing is advised.

GROUND FLOOR

ENTRANCE PORCH - 2.29m x 1.13m (7'6" x 3'8")
Part glazed UPVC entrance door with decorative glasswork, UPVC windows and part glazed door to the hall.

HALL - 1.43m (4'8") reducing to 0.85m (2'9") x 3.13m (10'3") reducing to 2.75m (9')
With neutral decoration including carpet, radiator, storage cupboard and doors to bathroom, kitchen and living room.

LIVING ROOM - 3.21m x 6.26m (10'6" x 20'6")
A generous bow windowed room with traditional style decoration, wood fire surround with marble insert and hearth and electric fire. Opens through to the family room.

FAMILY ROOM - 3.21m x 3.47m (10'6" x 11'5")
The décor flows through from the living room with radiator, wood framed window overlooks the rear garden and open staircase to the first floor.

KITCHEN - 3.23m (10'7") reducing to 2.25m (7'5") x 3.95m (13') reducing to 2.42m (7'11")
A light and bright room with oak grain doors and stainless steel handles, integrated electric oven and hob with extractor hood, radiator, UPVC window, part glazed door to the driveway and archway to the dining room.

DINING ROOM - 3.23m x 3.40m (10'7" x 11'2")
A versatile space with vinyl flooring, radiator, storage cupboard housing the Ideal combi boiler and UPVC French doors open to the conservatory.

CONSERVATORY - 2.99m x 1.85m (9'10" x 6'1")
With vinyl flooring, UPVC windows, wall mounted fan heater and fully glazed UPVC door to the rear garden.

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

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BATHROOM

Traditional white suite with over bath thermostatic shower, fully tiled walls, radiator and UPVC window.

FIRST FLOOR

BEDROOM ONE - 3.23m (10'7") reducing to 2.76m (9'1") x 3.85m (12'8") plus wardrobes

A generous room with masses of integrated wardrobe storage, further eaves storage, radiator and UPVC window.

BEDROOM TWO - 2.13m x 4.39m (7' x 14'5")

With traditional style décor, radiator, integrated storage cupboard and UPVC window overlooks the rear garden.

WC - 2.67m (8'9") reducing to 0.87m (2'10") x 1.35m (4'5") reducing to 0.87m (2'10")

A traditional white suite with tiled splashback, vinyl flooring, Velux style roof window and access to the eaves storage area.

EXTERNALLY

GARAGE - 2.43m x 5.10m (8' x 16'9")

With up and over entrance door, power, light, shelved storage and access door from the rear garden.

PARKING & GARDENS

The front of the property benefits from a paved driveway and neat gravelled frontage, gated access to further driveway and outdoor tap. The rear garden is low maintenance with paved pathways and patio area, raised border planting, artificial laid lawn, storage shed and outdoor tap.

- 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/RED250528/18092025

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

TO VIEW: Contact our Redcar office on

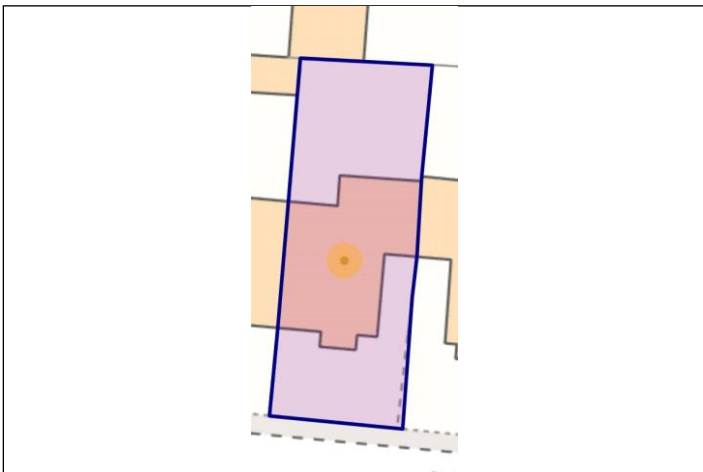
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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