

## HAMBLETON CRESCENT, MARSKE-BY-THE-SEA, TS11 7JB



- ▲ Three Bedroom Semi Detached Property
- ▲ Popular Area of Marske
- ▲ Spacious Family Home Spanning Approximately 1,100 Sq. Ft

- ▲ Conservatory
- ▲ Garage
- ▲ Garden
- ▲ No Chain Sale

**Offers Over £140,000**

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Offered for sale with no chain, this spacious family home spans approximately 1,100 sq. ft and includes a 17ft plus dining room with sliding patio door to the conservatory. Brilliant scope for future development. Benefits from a shaker style fitted kitchen and wet room style bathroom. Early viewing is advised to fully appreciate this excellent property.

**GROUND FLOOR**

**ENTRANCE PORCH - 2.12m x 0.68m (6'11" x 2'3")**

With UPVC French doors and windows and further glazed door to the hall.

**HALL - 1.89m x 4.76m (6'2" x 15'7")**

With neutral decoration, panelled doors to all rooms, radiator and staircase to the first floor.

**WC - 0.80m x 1.65m (2'7" x 5'5")**

Traditional style white suite with part tiled walls, vinyl flooring, vanity storage unit and wood framed window.

**LIVING ROOM - 3.22m (10'7") x 4.47m (14'8") increasing to 4.91m (16'1") into the bow**

A spacious light and bright bow windowed room with feature wall, wood fire surround with electric fire, radiator and door to the dining room.

**DINING ROOM - 5.25m x 3.16m (17'3" x 10'4")**

With traditional style decoration, radiator, generous under stairs storage cupboard, UPVC window overlooks the rear garden, sliding patio door to the conservatory and door to the kitchen.

**KITCHEN - 2.43m x 3.01m (8' x 9'11")**

A shaker style fitted kitchen with stainless steel handles and soft closing doors, butcher block laminated worktops, space for slimline cooker, plumbing for washing machine, wide plank oak laminate flooring, wall mounted Ideal Logic combi boiler, part wood clad walls, UPVC window and part glazed door to the rear garden.

**CONSERVATORY - 2.80m x 2.86m (9'2" x 9'5")**

With tiled flooring, ceiling fan/light, UPVC windows and part glazed door to the rear garden.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## FIRST FLOOR

### **LANDING - 2.02m x 2.93m (6'8" x 9'7")**

With panelled doors to all rooms including a handy storage cupboard and access to the loft space via a retractable loft ladder.

### **BEDROOM ONE - 3.15m x 3.91m (10'4" x 12'10")**

A generous light and bright room with feature wall and neutral carpet, wardrobe storage and further integrated storage cupboard, radiator and UPVC window.

### **BEDROOM TWO - 3.15m x 3.10m (10'4" x 10'2")**

A double room with integrated storage and UPVC window overlooks the rear garden and coastal views.

### **BEDROOM THREE - 2.03m x 3.00m (6'8" x 9'10")**

A single room with integrated storage cupboard and UPVC window.

### **BATHROOM - 2.01m x 1.68m (6'7" x 5'6")**

A white suite with Mira electric shower unit, wet room style non-slip vinyl flooring, fully tiled walls, downlighters and UPVC window.

## EXTERNALLY

**GARAGE** - With up and over entrance door, power, light and shelved storage.

**GARDENS & PARKING** - The front of the property benefits from a lawned frontage with border planting, paved driveway and gated access to the rear garden. The rear garden is mainly laid to lawn with paved pathways and patio area, 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

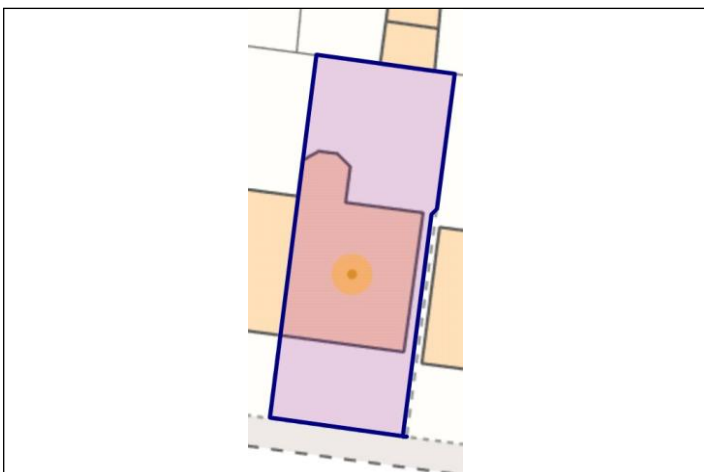
**AGENTS REF:** - CF/LS/RED250969/22122025

**Council Tax Band:** B      **Tenure:** Freehold

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



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