

## HIGHFIELD ROAD, MARSKE-BY-THE-SEA, TS11 6EG



- ▲ Extended Semi Detached Property
- ▲ Three Bedrooms
- ▲ Popular Marske Location
- ▲ Spacious Family Home Spanning Over 1,000 Sq. Ft

- ▲ Generous Garage
- ▲ Southerly Facing Rear Garden
- ▲ No Chain Sale

**Offers Over £159,950**

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Offered for sale with no chain, this spacious extended semi-detached home ticks plenty of boxes. Located within the popular residential area of Marske-by-the-Sea and excellent for local amenities, acclaimed schooling and far reaching transport links. Early viewing is advised.

**GROUND FLOOR**

**HALL - 1.78m x 4.32m (5'10" x 14'2")**

Part glazed UPVC entrance door, wide plank oak laminate flooring, radiator, staircase to the first floor and panelled doors to the living room and kitchen breakfast room.

**LIVING ROOM - 3.17m (10'5") x 4.82m (15'10") increasing to 5.64m (18'6") into the bay**

A spacious bay windowed room with feature wall and neutral carpet, decorative wood fire surround with gas fire, radiator and UPVC window.

**DINING/FAMILY ROOM - 3.17m x 4.83m (10'5" x 15'10")**

A versatile spacious room with neutral decoration including carpet, radiator and UPVC window overlooks the rear garden.

**KITCHEN BREAKFAST ROOM - 2.29m (7'6") reducing to 2.25m (7'5") x 5.27m (17'3")**

A country style fitted kitchen with contrasting roll edge worktops, space for a freestanding gas cooker, plumbing for washing machine, wall mounted Worcester combi boiler, UPVC window overlooks the rear garden and opens through to the breakfast room area with under stairs storage cupboard, UPVC window and part glazed door to the rear garden.

**FIRST FLOOR**

**LANDING - 1.78m x 2.97m (5'10" x 9'9")**

With panelled doors to all rooms, UPVC window and access to the loft space.

**BEDROOM ONE - 3.32m (10'11") reducing to 2.89m (9'6") x 3.57m (11'9") increasing to 4.37m (14'4") into the bay**

A bay windowed room with feature wall and neutral carpet, radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## **BEDROOM TWO - 3.22m (10'7") reducing to 2.97m (9'9") x 3.34m (10'11") reducing to 1.54m (5'1")**

A double room with feature wall and neutral carpet, radiator and UPVC window with open views.

## **BEDROOM THREE - 2.11m x 2.14m (6'11" x 7')**

A single room with radiator and UPVC window.

## **BATHROOM - 2.03m x 1.68m (6'8" x 5'6")**

A white suite with over bath electric shower, part tiled walls, chrome ladder radiator, grey oak vinyl flooring and UPVC window.

## **EXTERNALLY**

### **GARAGE - 3.07m x 5.07m (10'1" x 16'8")**

A larger than average garage with up and over entrance door, power, light and part glazed door to the rear garden.

**PARKING & GARDEN** - The front of the property benefits from a concrete driveway and to the rear there is a southerly facing garden laid to lawn with concrete pathways and patio area.

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/RED260064/25022026

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

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

Tel: **01642 285041**



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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.



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