

## NEWMARKET ROAD, REDCAR, TS10 2HY



- ▲ Semi Detached Property
- ▲ Three Double Bedrooms
- ▲ Highly Sought After Racecourse Area of Redcar
- ▲ High Gloss Fitted Kitchen
- ▲ Fantastic Family Size Property
- ▲ Conservatory
- ▲ Garage
- ▲ Generous Rear Garden

**Offers Over £210,000**

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Located on the ever popular and sought after racecourse estate, this spacious property ticks plenty of boxes and benefits from a high gloss fitted kitchen with easy access to the conservatory. Brilliant for local amenities, schooling and transport links. Early viewing is advised.

### **GROUND FLOOR**

#### **HALL - 1.80m x 2.73m (5'11" x 8'11")**

Part glazed UPVC entrance door, wide plank oak laminate flooring, under stairs storage cupboard, UPVC window and doors to the living room and kitchen.

#### **LIVING ROOM - 3.98m x 4.35m (13'1" x 14'3")**

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

#### **DINING ROOM - 3.38m x 2.26m (11'1" x 7'5")**

Currently used as a playroom, this versatile space features neutral décor, wide plank oak laminate flooring, radiator and a UPVC window overlooks the rear garden.

#### **KITCHEN - 3.01m (9'11") reducing to 2.40m (7'10") x 4.07m (13'4") reducing to 2.21m (7'3")**

A high gloss fitted kitchen with square edge worktops and upstands, integrated electric oven and hob with stainless steel splashback and extractor hood, plumbing for washing machine and space for slimline dishwasher. Modern style graphite radiator, tile vinyl flooring, UPVC clad ceiling with downlighters, twin UPVC windows and part glazed door to the conservatory.

#### **CONSERVATORY - 3.20m (10'6") reducing to 2.87m (9'5") x 3.00m (9'10")**

With tiled flooring, part wood panelled walls, UPVC windows and twin doors to access the driveway and rear garden.

### **FIRST FLOOR**

#### **LANDING - 2.14m (7') reducing to 0.85m (2'9") x 4.61m (15'1") reducing to 1.86m (6'1")**

A spacious landing with panelled doors to all rooms including a shelved storage cupboard housing the Alpha combi boiler.

**TO VIEW: Tel: 01642 285041**

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### **BEDROOM ONE - 4.05m x 3.70m (13'3" x 12'2")**

A fantastic spacious room with neutral décor including carpet, integrated storage, radiator and UPVC window.

### **BEDROOM TWO - 3.02m (9'11") reducing to 0.72m (2'4") x 3.34m (10'11") reducing to 2.56m (8'5")**

A double room with neutral carpet, radiator and UPVC window overlooks the rear garden.

### **BEDROOM THREE - 2.83m x 2.92m (9'3" x 9'7")**

A spacious third bedroom with feature wall and neutral carpet, radiator and UPVC window overlooks the rear garden.

### **BATHROOM - 2.21m x 1.69m (7'3" x 5'7")**

A white suite with jacuzzi style bath with thermostatic shower, extractor fan, fully tiled walls with decorative mosaic inserts, vinyl flooring, chrome ladder radiator, UPVC clad ceiling with downlighters and UPVC window.

### **WC - 0.83m x 1.52m (2'9" x 5')**

A traditional white suite with part tiled walls, wide plank oak laminate flooring, spotlight lighting and UPVC window.

### **EXTERNALLY**

**GARAGE** - With up and over entrance door and further handy side access door to the rear garden.

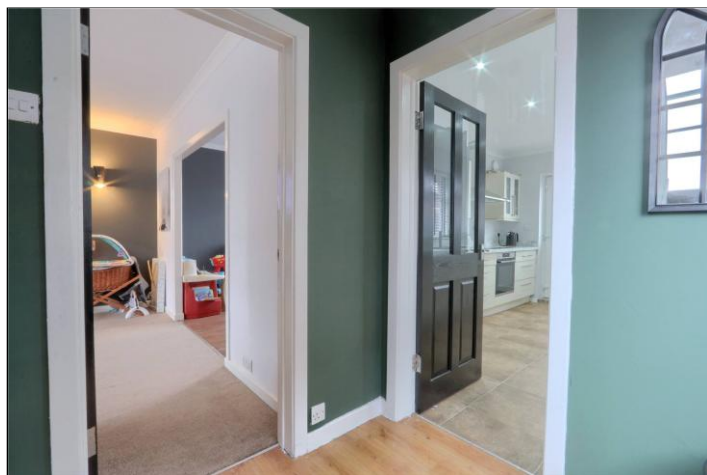
**PARKING & GARDENS** - The front of the property benefits from a concrete driveway offering parking for numerous vehicles and a low maintenance slated frontage. The rear garden is low maintenance with a central artificial laid lawn with slate chippings and border planting and there is access to the garage.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

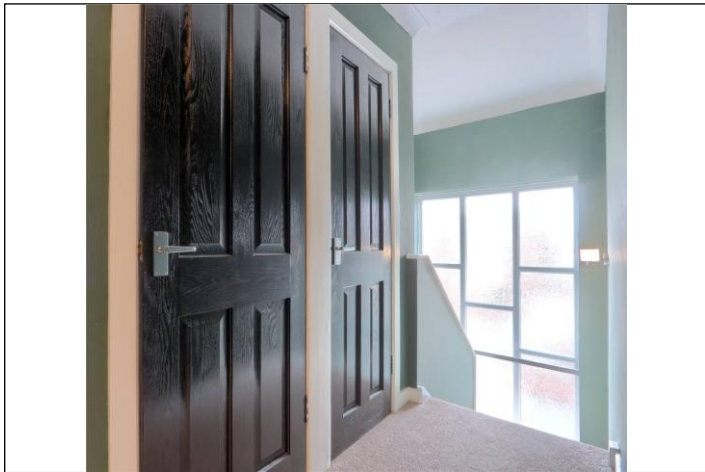
**AGENTS REF:** - CF/LS/RED260125/24022026

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

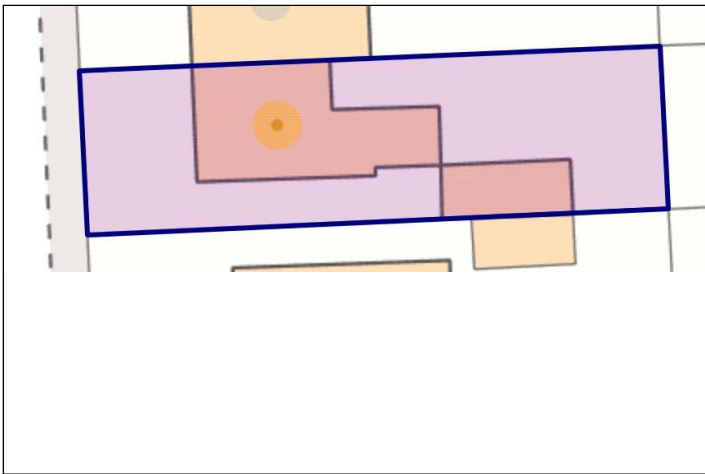
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