

## WALWORTH CLOSE, REDCAR, TS10 2NA



- ▲ Semi Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Highly Popular Ings Farm Location
- ▲ Stunning Open Plan Granite Topped Kitchen

- ▲ Modern Style Bathroom
- ▲ Recently Replaced Windows & Entrance Door
- ▲ Garage
- ▲ Garden

**£185,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Located on the ever popular Ings Farm development, this modernised bungalow ticks plenty of boxes. With a stunning open plan kitchen/lounge/diner benefiting from a granite topped breakfast bar area and multi fuel burner. Nicely positioned within easy reach of local amenities, transport links and schooling. Early viewing is advised.

#### **GROUND FLOOR**

#### **KITCHEN - 2.67m (8'9") x 4.21m (13'10") reducing to 1.25m (4'1")**

Coloured part glazed composite entrance door with frosted sidelight to a stunning light and bright open plan room with a high gloss fitted kitchen with soft closing doors and contrasting granite slimline worktops and upstands. Kenwood range dual fuel cooker with five ring gas hob with granite splashback, integrated fridge freezer, plumbing for washing machine, and space for tumble dryer. Breakfast bar area, UPVC window and tiled flooring flows through to the lounge/diner.

#### **LOUNGE/DINER - 3.54m x 4.83m (11'7" x 15'10")**

A brilliant size room with modern style décor, multi fuel burner with granite hearth and tiled flooring flows through from the kitchen area.

#### **BEDROOM ONE - 2.71m x 3.71m (8'11" x 12'2")**

A spacious room with spotlight lighting, radiator and UPVC window overlooks the rear garden.

#### **BEDROOM TWO - 3.71m x 2.59m (12'2" x 8'6")**

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

#### **BATHROOM - 2.68m x 1.51m (8'10" x 4'11")**

A white modern suite with over bath thermostatic shower, fully tiled walls, chrome ladder radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# WALWORTH CLOSE, TS10 2NA

## **EXTERNALLY**

### **GARAGE - 2.40m x 2.51m (7'10" x 8'3")**

With up and over entrance door and a recently replaced roof.

### **PARKING & GARDEN**

The front of the property benefits from a gravelled frontage providing off street parking for numerous vehicles and there is secure gated access to the side and rear of the property. The rear garden is laid to lawn with a raised concrete seating 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/RED260128/26022026

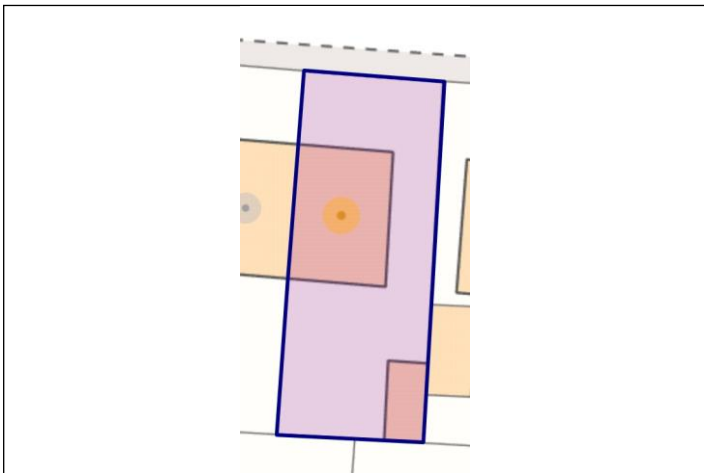
**Council Tax Band:** B      **Tenure:** Freehold

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

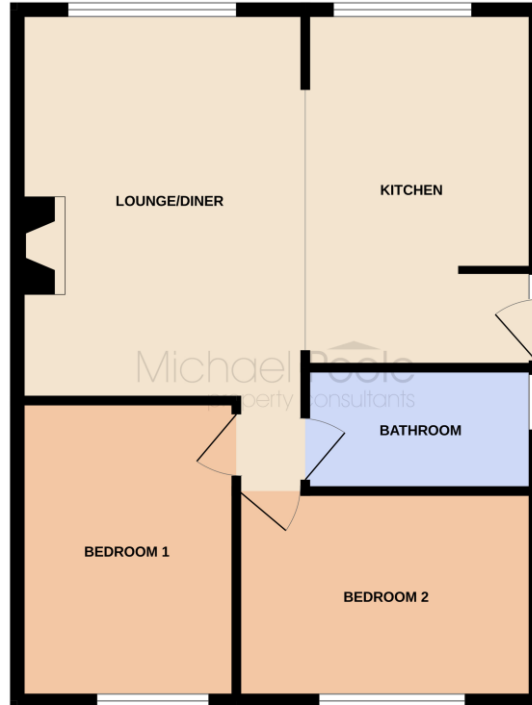
Tel: **01642 285041**



WALWORTH CLOSE, TS10 2NA



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metropix v2005.

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.



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