

YEWTREE AVENUE, REDCAR, TS10 4QD



- ▲ Three Bedroom Semi Detached Property
- ▲ Popular Residential Area of Redcar
- ▲ Modern Style Decoration Throughout
- ▲ Recently Fitted Boiler

- ▲ Brilliant for a First Time Buyer
- ▲ Large Garage
- ▲ Southerly Facing Generous Rear Garden

Offers Over £169,950

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Located within a highly popular and sought after residential area of Redcar, this spacious semi-detached home ticks plenty of boxes. Nicely presented both inside and out including modern style decoration and a generous south facing rear garden. Excellent for local amenities, schooling and transport links. Early viewing is advised to avoid disappointment.

GROUND FLOOR

ENTRANCE HALL - 1.58m x 0.63m (5'2" x 2'1")

French UPVC entrance doors with decorative brass work and part glazed door to the living room.

LIVING ROOM - 5.20m (17'1") reducing to 3.32m (10'11") x 3.97m (13') reducing to 3.35m (11')

With modern style decoration, herringbone Karndean style flooring, open staircase to the first floor, wood fire surround with tiled insert and hearth and living flame gas fire. Archway to ...

DINING ROOM - 2.93m (9'7") reducing to 2.22m (7'3") x 3.32m (10'11") reducing to 2.47m (8'1")

The décor flows through from the living room with feature wall, radiator, UPVC French doors to the rear garden and part glazed door to the kitchen.

KITCHEN - 2.42m (7'11") reducing to 2.18m (7'2") x 3.32m (10'11")

A shaker style fitted kitchen with matt finish units and butcher block roll edge worktops, integrated Bosch electric oven and gas hob with extractor hood, integrated fridge freezer, plumbing for washing machine and integrated slimline dishwasher. A storage cupboard houses the recently fitted boiler, decorative tiled flooring, plinth electric heater, twin UPVC windows and stable style door to the rear garden.

FIRST FLOOR

LANDING - 2.28m (7'6") reducing to 1.81m (5'11") x 2.52m (8'3") reducing to 0.87m (2'10")

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

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BEDROOM ONE - 3.14m x 4.02m (10'4" x 13'2")

A generous well-presented room with neutral décor including carpet, radiator, integrated storage cupboard and UPVC window.

BEDROOM TWO - 2.85m (9'4") x 2.88m (9'5") plus wardrobes

A light and bright southerly facing double room with integrated wardrobe storage, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 1.96m (6'5") reducing to 0.94m (3'1") x 3.04m (10') reducing to 2.17m (7'1")

Currently used as a home office space with fitted storage and desk space, radiator and UPVC window.

BATHROOM - 2.24m x 1.87m (7'4" x 6'2")

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

EXTERNALLY

GARAGE - 2.92m (9'7") x 4.61m (15'1") plus store area measuring 2.92m (9'7") x 3.57m (11'9")

A generous garage with power and lighting, high roof space and partitioned storage area accessed via separate door from the rear garden.

PARKING & GARDENS - The front of the property benefits from a generous driveway offering parking for numerous vehicles, neat lawned frontage with border planting and gated access to the rear garden. The south facing rear garden is laid to lawn with border planting and numerous seating areas including a paved 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/RED260173/20032026

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

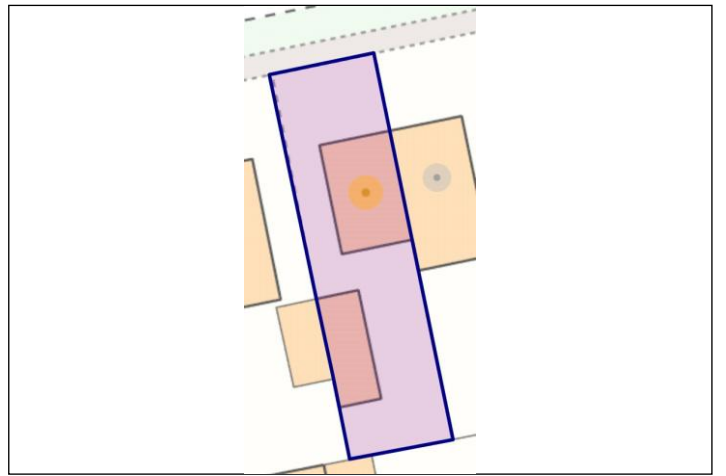
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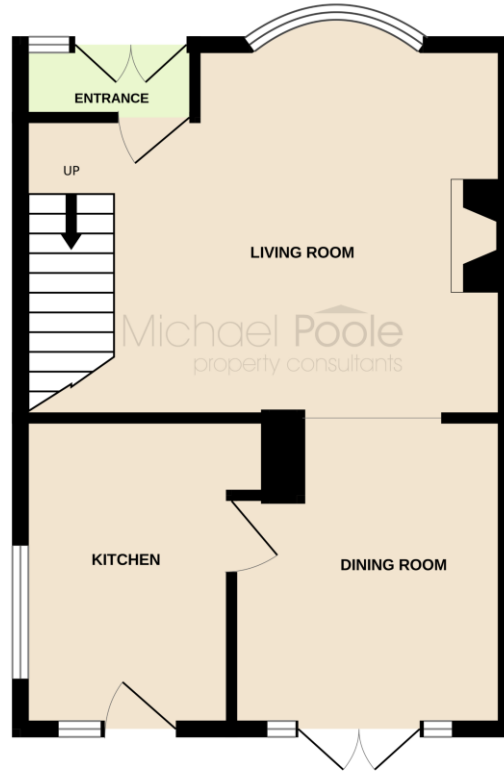
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GROUND FLOOR



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