



3



1



1

- 2/3 Bedroomed Semi Detached Bungalow
- Breakfasting Kitchen
- South Facing Rear Garden
- Sought After Area

- Double Fronted
- Bathroom/WC with Shower
- Detached Garage

- 1 or 2 Reception Rooms
- Paved Front Garden
- Scope for Some Updating

A 2/3 bedroomed double fronted, semi detached bungalow, pleasantly situated within this sought after residential area. With gas fired central heating and sealed unit double glazing, this property offers flexible accommodation, with the opportunity to carry out some cosmetic updating and create a superb property to the successful purchasers' own taste and requirements. The half panelled Reception Hall, with access to the loft, leads to the Lounge, with wall mounted contemporary fire and cupboard housing the combi boiler. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, split level oven with 4 ring electric hob, breakfast bar and plumbing for a washer. Bedroom 1 would also make a pleasant sitting room with recessed fireplace a bay to the front. Bedroom 2 also has a bay to the front, whilst Bedroom 3 has a corner window to the side and rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with telephone style shower mixer and fully tiled surrounds. There is also a Detached Garage with up and over door.

Externally, the Front Garden is paved with wrought iron pedestrian gate and wooden double gates to the driveway and garage. The South facing Rear Garden is lawned, with paved and gravelled patio area and a range of shrubs to the borders.

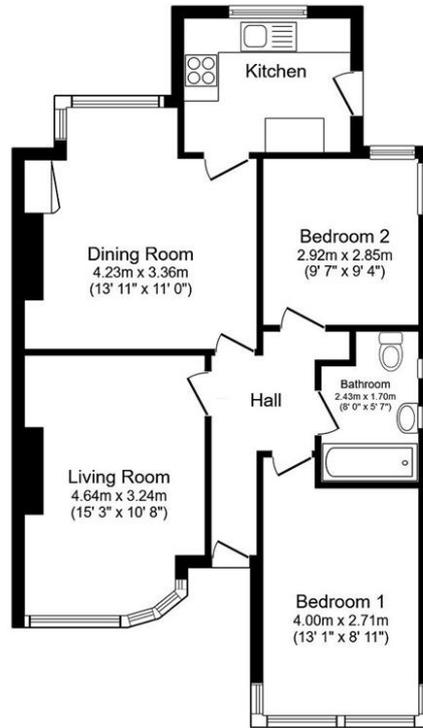
Redcar Road is situated in a well established residential area, with good access to local amenities including schools, shops, cafes, pubs and restaurants nearby on Chillingham Road, as well as parks including Iris Brickfield and excellent road and public transport links, with easy access to the A1058 Coast Road, ideal for commuting into the city and to the coast.





Energy Performance: Current E Potential D  
Council Tax Band: C





Floor Plan

Floor area 66.7 sq.m. (718 sq.ft.)

Total floor area: 66.7 sq.m. (718 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.