



Inglebys

Estate Agents



22 Corporation Road

Redcar, TS10 1PB

Price Guide £265,000



Very seldom do these properties become available on the open market, a truly spacious and very well presented three bedroom, semi-detached property within close proximity to Redcar town centre. Opposite Locke Park in Redcar with off road parking, garage, well manicured gardens to the front and rear with the potential of extending into the loft (with the necessary approval/permissions), this property really does have it all!



With three spacious double bedrooms, one with an en-suite, French doors off the lounge and dining room onto a beautiful peaceful garden, and the added option of going into the loft this property has real scope for any family. Opposite Locke Park, and a short walk to the beach front and town centre with gas central heating and double glazing throughout.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band C

EPC Rating: To Follow

Hallway

A spacious welcome to the family home, with a carpet to the floor, under-stairs storage, single radiator and staircase to the first floor.

Lounge 18'7" x 15'3" (5.68m x 4.67m)

An exceptional room with carpet to the floor and coving to the ceiling, wooden fire surround with stainless steel gas fire, uPVC French doors to the rear garden, uPVC window to the front aspect and 2 x single radiators.

Dining Room 15'2" x 12'11" (4.64m x 3.95m)

An equally proportioned dining room/sitting room with carpet to the floor and coving to the ceiling, a chimney breast with wooden fire surround, marble hearth and electric fire, uPVC French doors to the rear garden and single radiator.

Kitchen 9'5" x 9'2" (2.88m x 2.80m)

With tiled effect vinyl flooring, a range of wall and base units finished with High Gloss cream doors and drawer fronts, wood effect worktops and upstands, stainless steel sink/drainers with mixer tap, slot in gas oven/hob with pull out hood above, uPVC window to the side aspect, internal door to the garage and single radiator.

First Floor

The landing area has carpet to the floor, large storage cupboard, loft hatch with pull down ladder.

Principal Bedroom 16'3" x 10'4" (4.97m x 3.17m)

A spacious double bedroom with carpet to the floor and coving to ceiling, uPVC window to the front aspect overlooking Locke Park, single radiator and door to en-suite.

En-suite 8'10" x 3'9" (2.71m x 1.16m)

Wood effect laminated flooring, grey toilet and basin, walk in shower enclosure with mixer shower, part tiled.

Bedroom Two 17'0" x 15'2" (5.20m x 4.64m)

Wow, what a bedroom, more than a double with carpet to the floor, picture rail to ceiling, uPVC window to the front and rear aspect with 2 x single radiators.

Bedroom Three 15'3" x 13'1" (4.66m x 4.00m)

Another large double bedroom with carpet to the floor, picture rail to ceiling, uPVC window to the front aspect and single radiator.

Separate WC

Mosaic effect vinyl flooring, white toilet and uPVC window to the side.

Bathroom 7'5" x 6'7" (2.27m x 2.02m)

Mosaic effect vinyl flooring continues, white bath suite with mixer shower, white basin, part tiled walls, airing cupboard which also houses the water tank, uPVC window.

Loft Room 22'10" x 9'3" increasing to 35'6" (6.96m x 2.84m increasing to 10.83m)

Fabulous storage area with pull down ladder, Velux windows to the front and rear aspect, storage to the eaves. This area has huge potential for further development for the expanding family!

Externally

Front.

A double block paved driveway offering off street parking, established and well manicured garden. Access to the single integrated garage with an up n over door, lighting and electricity as well as plumbing to the garage area.

Rear.

Paved patio area with pergola, an established and well presented large lawned garden with borders, garden shed.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

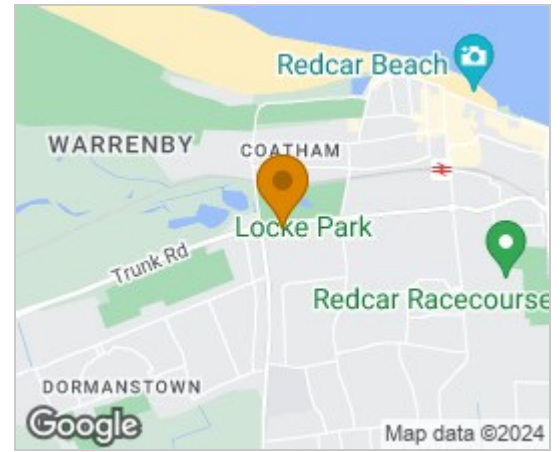
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

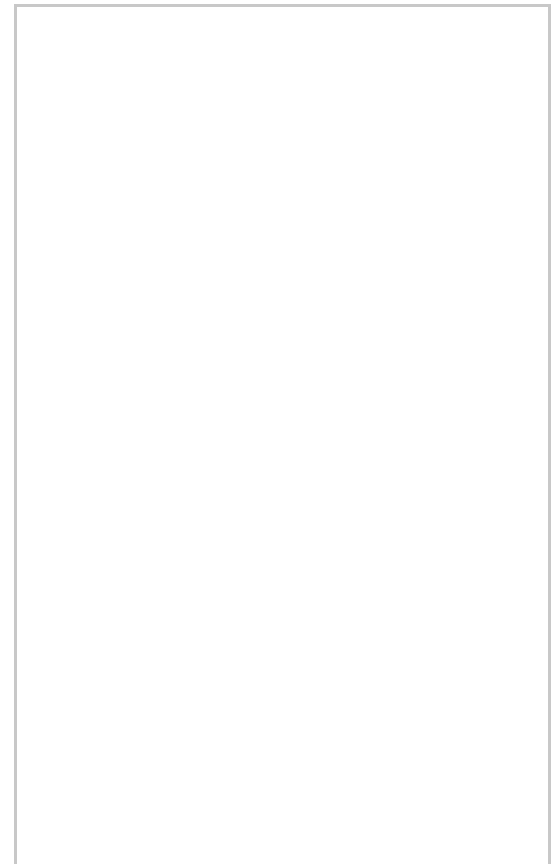
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 