



# Inglebys

Estate Agents



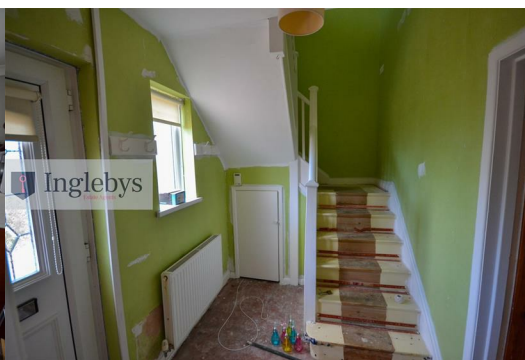
## 10 Windermere Avenue

Redcar, TS10 1LE

**Price Guide £99,950**



A spacious three bedroom, semi-detached property offering fantastic potential to the next owner(s), benefiting from large printed concrete front driveway and gates as well as a well proportioned rear garden laid mainly to lawn. The property is in need of 'finishing off' due to a flood (which was repaired), ceilings have been replaced where leak found its way through, kitchen and bathroom in particular require attention.



Property offers spacious family living with the added benefit of white uPVC double glazed doors and windows throughout along with gas central heating, off street parking for multiple cars and spacious rear garden.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: C

**Hallway**

A light and airy feel to the hallway with single radiator, uPVC window to the front aspect and under-stairs storage, staircase leading to first floor landing area.

**Lounge 14'5" x 11'6" (4.41m x 3.51m)**

A well proportioned living area with carpet to the floor and coving to ceiling, gas fire, single radiator and uPVC window to the rear aspect.

**Dining Room 8'11" x 8'10" (2.72m x 2.71m)**

Ceiling replaced, uPVC window to the front aspect and single radiator.

**Kitchen 12'0" x 8'11" (3.68m x 2.72m)**

A great sized space, new kitchen ceiling with a range of wall and base units, most of which require refitting, space for sink/drain and plumbing for washing machine, uPVC window to the side aspect, single radiator and uPVC door to the rear passage which gives access to the side and rear of the property.

**First Floor**

Landing area has an airing cupboard, single radiator and uPVC window to the front aspect.

**Bathroom 8'9" x 4'7" (2.67m x 1.42m)**

A white bath suite with shower fitted tap set, glass pivot screen to the bath, toilet removed but there to be re-fitted, tiled floor and part tiled walls with chrome heated towel rail.

**Bedroom 14'5" x 7'2" (4.40m x 2.20m)**

A spacious bedroom with carpet to the floor, storage cupboards, single radiator and uPVC window to the rear aspect.

**Bedroom 12'2" x 8'4" (3.73m x 2.55m)**

Another double bedroom with carpet to the floor, built in storage cupboard, single radiator and uPVC window to the rear aspect.

**Bedroom 8'10" x 7'7" (2.71m x 2.33m)**

With carpet to the floor, cupboard housing the Baxi combi boiler, single radiator and uPVC window to the side aspect.

**Externally**

Front.

Printed concrete spacious driveway for multiple vehicles, wrought iron double gates and side access to the rear garden.

Rear.

A large family garden with decked patio area and walkway, laid mainly to lawn.

**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.

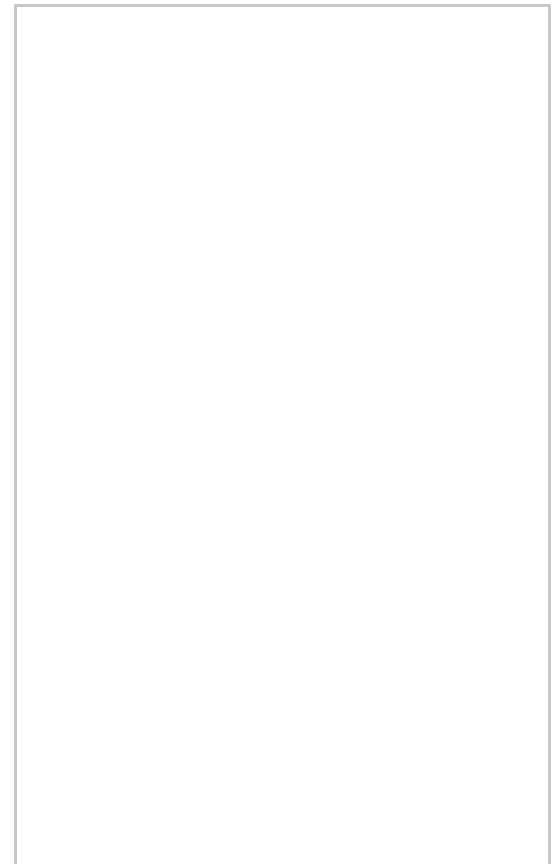
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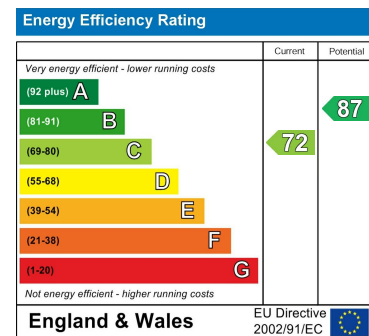
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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