



Inglebys

Estate Agents



4 Kennedy Crescent

Carlin How, TS13 4EP

£85,000



A very well presented two bedroom family home with additional loft room. The thoughtful layout of this property is designed to maximise space and light, creating a homely feel throughout.

Please call us today to arrange your viewing appointment.



Tenure: Freehold

Council Tax Band: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: D-Rating.

Entrance Hallway 8'11" x 2'11" (2.72m x 0.89m)

uPVC entrance door.
Wood effect laminate flooring.
Panelled walls.
Staircase rising to the first floor.

Lounge 10'8" x 8'10" (3.26m x 2.71m)

Double glazed bay window to the front aspect.
Radiator.
Storage cupboard.
Gas fire.
Open plan to the Dining room.

Dining Room 12'9" x 9'9" (3.89m x 2.98m)

Double glazed French doors, opening to the rear external.
Radiator.

Kitchen 10'10" x 7'8" (3.31m x 2.36m)

Double glazed window to the rear.
Fully tiled walls and floor.
A range of fitted wall and base units roll top work surfaces.
A free standing gas oven.
Extractor hood.
Stainless steel sink with mizer tap.
Plumbing for a washing machine.
Radiator.

First Floor Landing

Double glazed window to the front aspect.
Large walk in storage cupboard.
Staircase to the attic room.

Bedroom One 10'10" x 9'10" (3.32m x 3.00m)

Double glazed window to the rear aspect.
Storage cupboard housing a combination boiler.
Radiator.

Bedroom Two 14'0" x 6'7" (4.28m x 2.01m)

UPVC double glazed window to the front aspect. Carpeted. Sliding mirrored wardrobes. Radiator.

Bathroom 10'9" x 7'10" (3.28m x 2.39m)

Double glazed window to the rear aspect.
A low level WC, pedestal wash hand basin and vanity unit, corner bath and a glass shower cubicle.
Wood effect vinyl flooring.

Attic Room 11'2" x 9'8" (3.42m x 2.95m)

Velux window.
Under-eaves storage.
Radiator.

Rear Courtyard

To the rear of the property is an enclosed courtyard with a wooden storage 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.

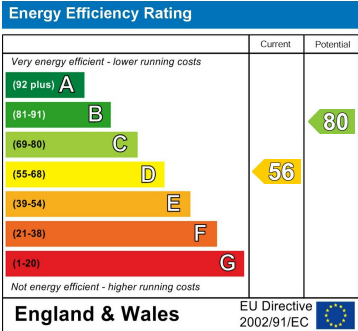
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.