

BUTTERMERE ROAD, REDCAR, TS10 1LZ



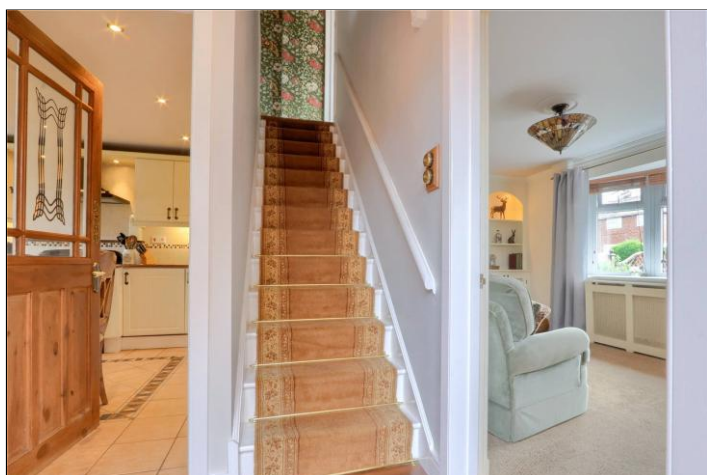
- ▲ Three Bedroom Semi Detached Property
- ▲ Highly Popular Area of Redcar
- ▲ Fantastic Size Plot
- ▲ Immaculately Presented Both Inside & Out

- ▲ Granite Topped Kitchen Diner
- ▲ Ground Floor Bathroom
- ▲ Larger Than Average Garage
- ▲ Stunning Rear Garden

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Located within a popular area of Redcar, this immaculately presented family home ticks plenty of boxes. Sitting on a larger than average plot with huge scope for future development if required. Upgraded and improved including a lovely granite topped kitchen diner with direct access to the stunning rear garden. Brilliant for local amenities, schooling and transport links. Early viewing is advised to fully appreciate this excellent property.

GROUND FLOOR

HALL - 1.51m x 2.00m (4'11" x 6'7")

With characterful hardwood part glazed entrance door with decorative glass work, Karndean flooring with detailed edging, staircase to the first floor, UPVC window and panelled doors to all rooms.

LIVING ROOM - 4.81m x 3.00m (15'9" x 9'10")

A nicely presented bow windowed room with feature wall and neutral carpet, twin alcove storage cupboards with feature downlighters, electric fire, radiator and a UPVC window overlooks the front garden.

KITCHEN DINER - 3.21m x 3.66m (10'6" x 12')

A country style fitted kitchen with granite worktop and upstands, integrated fridge freezer and dishwasher, plumbing for washing machine and freestanding range style cooker with extractor hood. Part tiled walls with mosaic inserts, seating area for four people, stainless steel downlighters, chrome ladder radiator, tiled flooring, UPVC window and hardwood stable style door to the rear garden.

BATHROOM - 1.52m x 2.47m (5' x 8'1")

A white suite with over bath thermostatic shower with rinser attachment, part tiled walls with mosaic inserts, chrome ladder radiator, extractor fan, UPVC clad ceiling with downlighters and UPVC window.

FIRST FLOOR

LANDING - 2.35m x 1.77m (7'9" x 5'10")

With panelled doors to all rooms, feature wall and access to the fully boarded loft space via retractable loft ladder housing the combi boiler.

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BEDROOM ONE - 4.85m x 2.79m (15'11" x 9'2")

A light and bright well-presented spacious room with feature wall and neutral carpet, radiator and UPVC window.

BEDROOM TWO - 2.42m x 4.44m (7'11" x 14'7")

A double room with neutral décor including carpet, radiator and twin UPVC windows.

BEDROOM THREE - 2.34m x 2.58m (7'8" x 8'6")

A spacious third bedroom currently used as a home office space with radiator and a UPVC window overlooks the lovely rear garden.

EXTERNALLY

GARAGE - 3.65m x 7.17m (12' x 23'6")

A larger than average concrete sectional garage with power and lighting, masses of cupboard storage, twin door access and handy side access door to the rear garden.

GARDENS & PARKING - The front of the property benefits from a neat lawned frontage with border planting and hedging. A generous concrete driveway offers parking for numerous vehicles and gated access to the rear garden. The simply stunning rear garden is mainly laid to lawn with thoughtful border planting, numerous seating areas, outdoor power and water supplies and gated access to the driveway.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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AGENTS REF: - CF/LS/LET260096/30072026

Council Tax Band: A **Tenure:** Freehold

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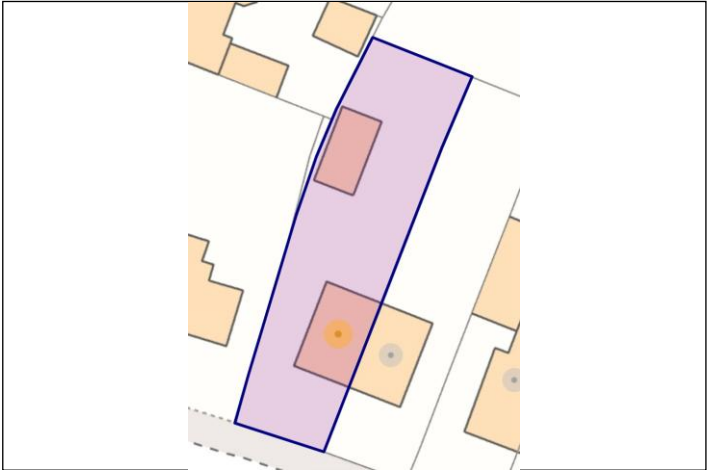
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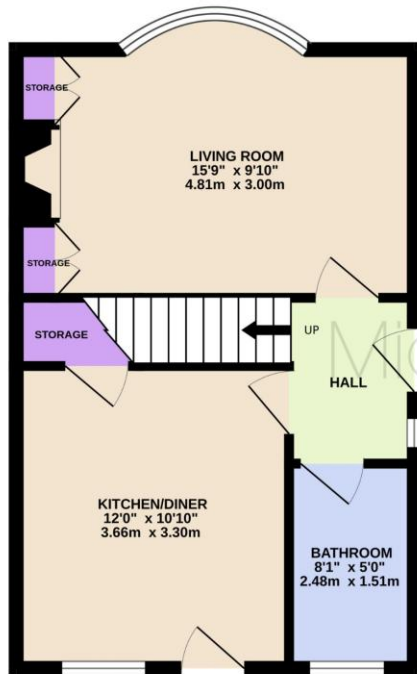
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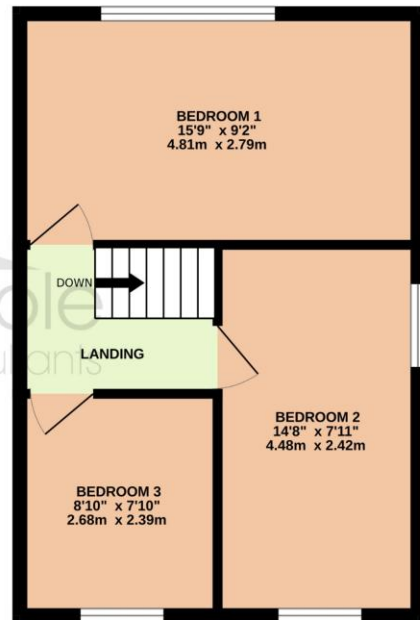
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GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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