



72 Redcar Lane, Redcar

Offers Over £239,950





72 Redcar Lane

Redcar

Offered for sale with no chain, this semi-detached property offers spacious living with generous rooms throughout. Early viewing is advised.

- Semi Detached Property
- Three Double Bedrooms
- Spacious Family Home Spanning Over 1,300 Sq. Ft
- Granite Topped Kitchen with Neff Appliances
- Replacement Worcester Combi Boiler & UPVC Windows
- Conservatory
- Rear Garden WC
- Courtyard Style Rear Garden
- Generous Garage
- No Chain Sale

72 Redcar Lane

Redcar

Offered for sale with no chain, this semi-detached property offers spacious living with generous rooms throughout.

The living space spans approximately 1,300 sq. ft including a 23ft living room and granite topped kitchen with Neff integrated appliances.

Brilliant for local amenities, schooling and transport links.

Early viewing is advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance

4' 4" x 6' 0" (1.31m x 1.84m)

With double glazed hardwood entrance door, oak Parquet style flooring, storage cupboard and part glazed door to the hall.

Hall/Dining Room

19' 10" x 10' 11" (6.04m x 3.32m)

6.04m reducing to 2.96m x 3.32m reducing to 1.84m A spacious hallway opening through to the dining room with integrated storage cupboard, staircase to the first floor, neutral décor with feature wall, radiator, French doors to the conservatory and further doors to the conservatory and living room.

Living Room

22' 11" x 12' 10" (6.98m x 3.92m)

A fantastic spacious room with neutral decoration including carpet, marble fireplace with living flame gas fire, feature lighting, radiators and twin UPVC windows.

Kitchen

12' 8" x 8' 11" (3.87m x 2.71m)

A shaker style fitted kitchen with contrasting granite worktops and upstands, integrated Neff electric oven and gas hob with extractor hood, integrated fridge and freezer, washing machine and dishwasher. Brushed stainless steel sockets and switches, downlighters, Karndean style flooring, double glazed window and UPVC door to the rear garden.

Conservatory

9' 5" x 9' 11" (2.87m x 3.01m)

With laminate flooring, ceiling fan/light, UPVC windows and door to the rear garden.



FIRST FLOOR

Landing

12' 0" x 9' 7" (3.66m x 2.91m)

A vast landing area with panelled doors to all rooms, UPVC window and access to the loft space via a retractable loft ladder.

Bedroom One

14' 5" x 13' 1" (4.39m x 3.99m)

A fantastic spacious room with masses of integrated storage, radiator and UPVC window.

Bedroom Two

8' 4" x 10' 11" (2.53m x 3.34m)

With traditional style décor, integrated wardrobe and drawer storage, radiator and UPVC window overlooks the rear garden.

Bedroom Three

8' 4" x 13' 1" (2.53m x 3.99m)

A generous third bedroom with radiator and UPVC window.

Bathroom

10' 0" x 5' 7" (3.04m x 1.69m)

3.04m reducing to 2.40m x 1.69m reducing to 0.83m A traditional style suite with an over bath thermostatic shower, gold fixtures and fittings, part tiled walls, towel radiator, integrated shelved storage cupboard with towel radiator, spotlight lighting, Karndean style flooring with detailed edging and double glazed window.

Separate WC

2' 5" x 5' 7" (0.73m x 1.69m)

With part tiled walls and UPVC window.



EXTERNALLY

Garage

8' 7" x 17' 11" (2.62m x 5.45m)

With remote roller entrance door, power, lighting, shelved storage and side access door to the rear garden.

WC

Accessed from the rear garden.

Gardens & Parking

The front of the property benefits from a generous well-presented frontage with a block paved driveway offering parking for numerous vehicles, neat lawned garden with border planting, further landscaped area with evergreen planting and gated access to the rear garden. The rear garden is mainly paved with thoughtful border planting, storage shed, handy access to the garage and gated access to the driveway.

Buyers Identification Check(s)

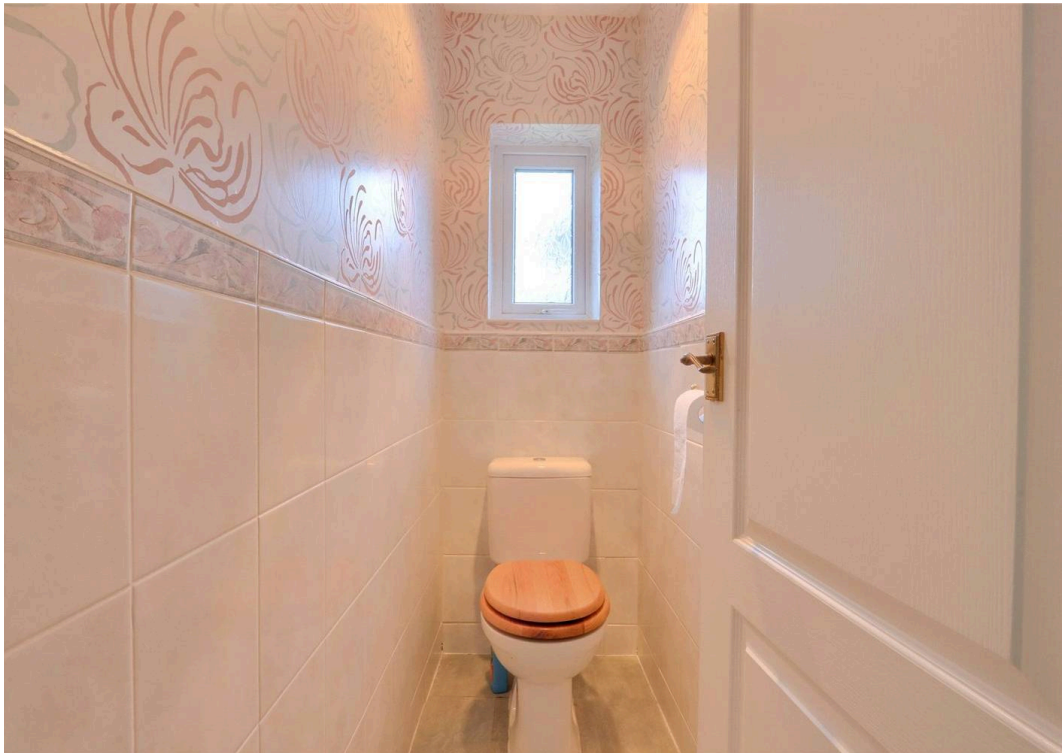
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

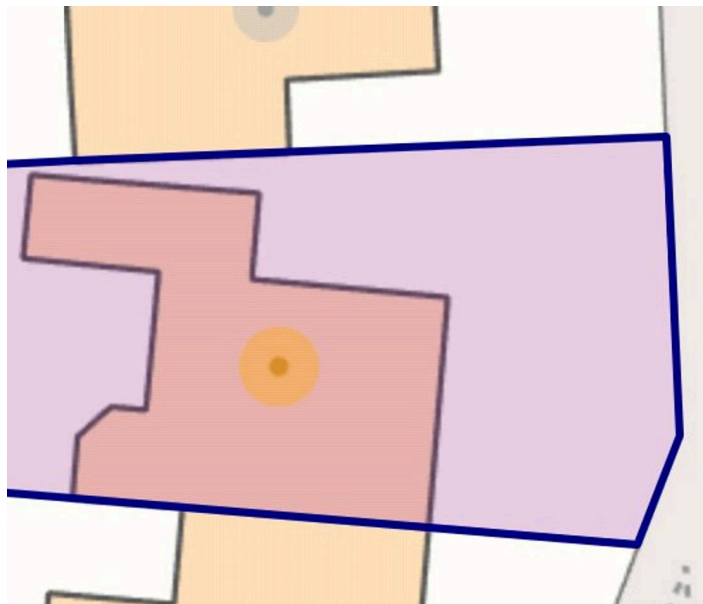
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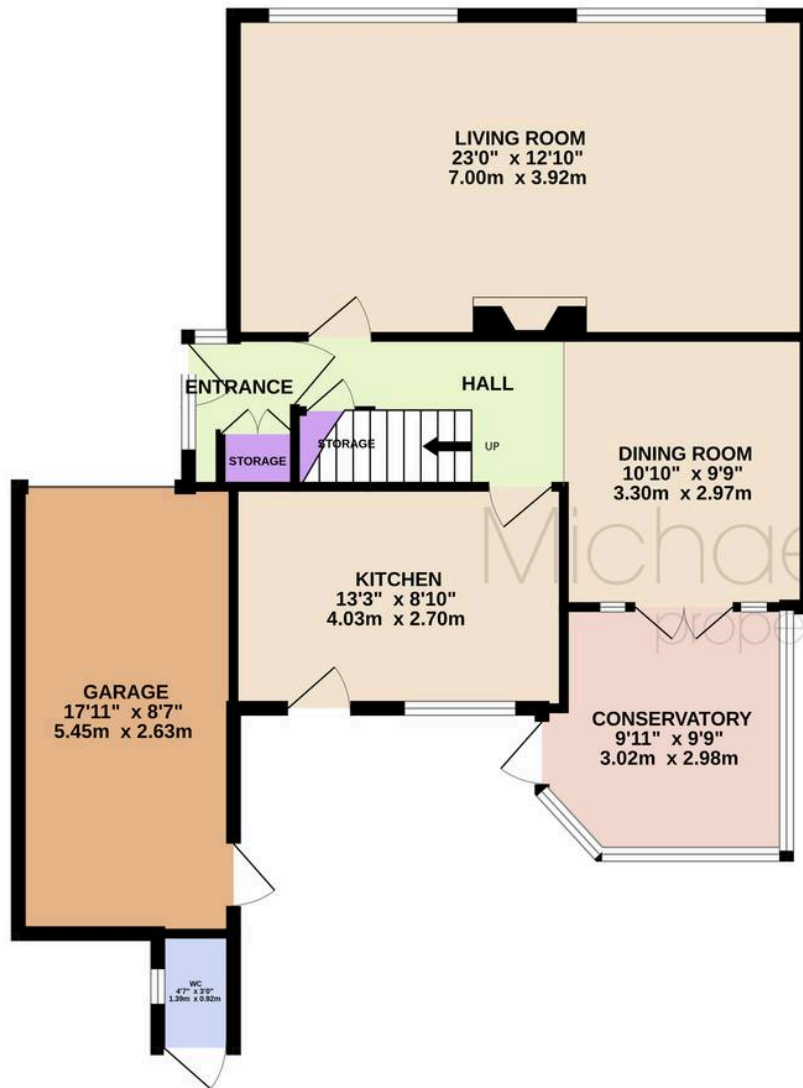






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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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