

BOLTON CLOSE, REDCAR, TS10 2NB



- ▲ Two Bedroom Dormer Bungalow
- ▲ Popular Ings Farm Location
- ▲ 20ft Plus Living Room
- ▲ First Floor WC

- ▲ Conservatory
- ▲ Garage
- ▲ Low Maintenance Rear Garden
- ▲ No Chain Sale

£160,000

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Offered for sale with no chain, this dormer bungalow is located within the popular Ings Farm development and is spacious throughout with huge potential for future development. Brilliant for local amenities and transport links. Early viewing is advised.

GROUND FLOOR

ENTRANCE PORCH - 2.29m x 1.13m (7'6" x 3'8")

Part glazed UPVC entrance door with decorative glasswork, UPVC windows and part glazed door to the hall.

HALL - 1.43m (4'8") reducing to 0.85m (2'9") x 3.13m (10'3") reducing to 2.75m (9')

With neutral decoration including carpet, radiator, storage cupboard and doors to bathroom, kitchen and living room.

LIVING ROOM - 3.21m x 6.26m (10'6" x 20'6")

A generous bow windowed room with traditional style decoration, wood fire surround with marble insert and hearth and electric fire. Opens through to the family room.

FAMILY ROOM - 3.21m x 3.47m (10'6" x 11'5")

The décor flows through from the living room with radiator, wood framed window overlooks the rear garden and open staircase to the first floor.

KITCHEN - 3.23m (10'7") reducing to 2.25m (7'5") x 3.95m (13') reducing to 2.42m (7'11")

A light and bright room with oak grain doors and stainless steel handles, integrated electric oven and hob with extractor hood, radiator, UPVC window, part glazed door to the driveway and archway to the dining room.

DINING ROOM - 3.23m x 3.40m (10'7" x 11'2")

A versatile space with vinyl flooring, radiator, storage cupboard housing the Ideal combi boiler and UPVC French doors open to the conservatory.

CONSERVATORY - 2.99m x 1.85m (9'10" x 6'1")

With vinyl flooring, UPVC windows, wall mounted fan heater and fully glazed UPVC door to the rear garden.

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BATHROOM - Traditional white suite with over bath thermostatic shower, fully tiled walls, radiator and UPVC window.

FIRST FLOOR

BEDROOM ONE - 3.23m (10'7") reducing to 2.76m (9'1") x 3.85m (12'8") plus wardrobes

A generous room with masses of integrated wardrobe storage, further eaves storage, radiator and UPVC window.

BEDROOM TWO - 2.13m x 4.39m (7' x 14'5")

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

WC - 2.67m (8'9") reducing to 0.87m (2'10") x 1.35m (4'5") reducing to 0.87m (2'10")

A traditional white suite with tiled splashback, vinyl flooring, Velux style roof window and access to the eaves storage area.

EXTERNALLY

GARAGE - 2.43m x 5.10m (8' x 16'9")

With up and over entrance door, power, light, shelved storage and access door from the rear garden.

PARKING & GARDENS - The front of the property benefits from a paved driveway and neat gravelled frontage, gated access to further driveway and outdoor tap. The rear garden is low maintenance with paved pathways and patio area, raised border planting, artificial laid lawn, storage shed and outdoor tap.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - CF/LS/RED250528/18092025

Council Tax Band: C **Tenure:** Freehold

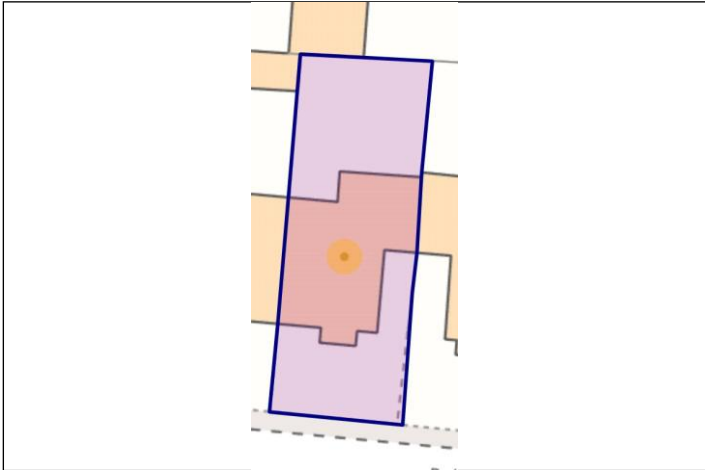
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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