



Inglebys

Estate Agents



1 Rawlinson Street

Carlin How Carlin How, TS13 4EN

£99,950



A well presented and fully renovated three-bedroom end-of-terrace home, offered for sale with vacant possession and no onward chain. Situated on Rawlinson Street in the village of Carlin How.

Finished to a high standard throughout, the home features a newly fitted kitchen and contemporary bathroom, along with brand new carpets throughout. Additional benefits include a convenient ground floor washroom.

Ideally located just approximately 1 mile from Cattersty Sands, the property is also well placed for access to the surrounding coastline and local amenities.

Externally, the home boasts a spacious and enclosed courtyard to the rear.

An ideal purchase for first-time buyers, investors, or those seeking a move-in ready home.

Early viewing is highly recommended—contact us today to arrange your appointment.



Tenure: Freehold

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

EPC Rating: E-Rating.

Vestibule

Tiled Floor.

Entrance Hall

Stairs leading to First Floor. Carpeted. Radiator.

Living Room 11'3" x 9'0" (3.43m x 2.76m)

uPVC window to front aspect. Victorian Fireplace with wooden surround. Radiator. Carpeted.

Dining room 17'5" x 11'2" (5.31m x 3.42m)

uPVC window to rear aspect. Electric fire. Wall and drawer units. Laminate worktop. Tiled splashback. Double radiator. Storage cupboard. Combi Boiler.

Kitchen 12'3" x 6'9" (3.74m x 2.06m)

A range of wall, drawer and base units. Laminate worktop. Stainless steel sink and drainer. Plumbing for washing machine. Freestanding cooker. Radiator. uPVC window to rear aspect. Laminate flooring.

Bathroom 9'9" x 7'11" (2.98m x 2.42m)

uPVC window. Walk-In shower (Mira) glass enclosure. Panelled bath with mixer tap. Low-level WC. Vanity unit incorporating wash hand-basin. Shower point. Laminate flooring.

Bedroom One 13'5" x 10'3" (4.11m x 3.14m)

uPVC window. Victorian fireplace. Carpeted. Radiator.

Bedroom Two 9'9" x 7'7" (2.98m x 2.32m)

uPVC window. Radiator. Carpeted.

Bedroom Three 12'3" x 9'3" (3.74m x 2.82m)

uPVC window. Carpeted. Radiator.

Externally

A large and spacious rear yard, fully enclosed to provide a secure and private outdoor area.

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.

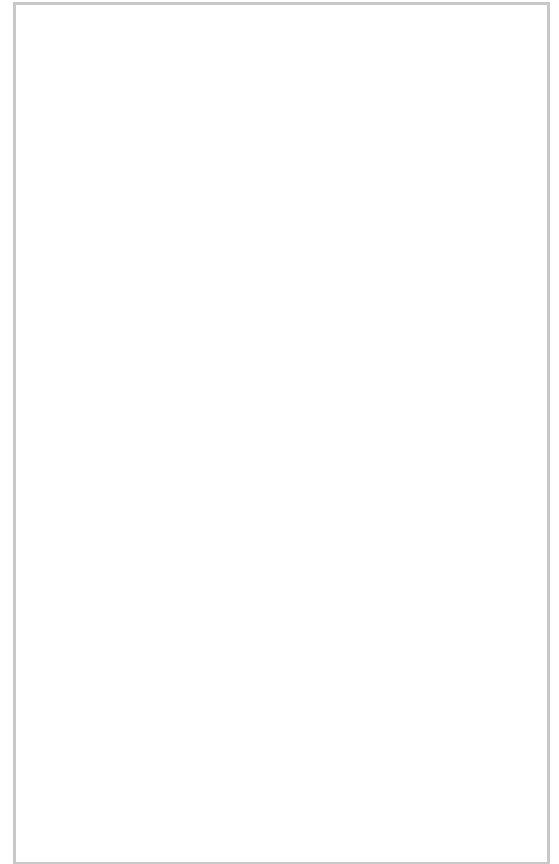
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

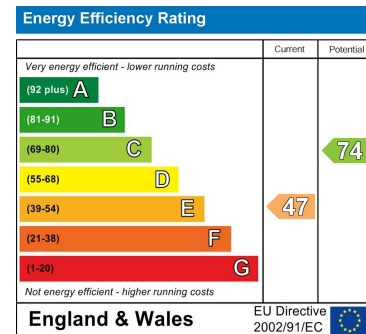
Area Map



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

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