

KIRKLEATHAM LANE, REDCAR, TS10 1NT



- ▲ Extended Semi Detached Property
- ▲ Three Bedrooms
- ▲ 20ft Plus Granite Topped Kitchen Diner
- ▲ Brilliant Spacious Family Home Spanning Over 1,250 Sq. Ft

- ▲ Ground Floor WC
- ▲ Off Street Parking for Numerous Vehicles
- ▲ Generous Rear Garden

Offers Over £219,950

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Located within the highly popular and sought after area of Redcar, this traditional bay fronted property ticks plenty of boxes. Upgraded and improved including a fantastic 20ft plus light filled kitchen diner with direct access to the rear garden. Brilliant for local amenities, schooling, transport links and is minutes to the beach. Early viewing is essential to fully appreciate this family home.

GROUND FLOOR

HALL - 2.17m (7'1") reducing to 1.05m (3'5") x 4.75m (15'7")

Part glazed composite entrance door, oak flooring, feature UPVC window and under stairs storage.

WC - 0.84m x 1.34m (2'9" x 4'5")

A white modern suite with mosaic tiled splashback, vanity storage unit, oak flooring and UPVC window.

RECEPTION ROOM - 3.88m (12'9") x 3.63m (11'11") increasing to 4.65m (15'3") into the bay

A nicely presented bay windowed room with original features, wood fire surround with living flame gas fire and marble hearth, radiator and UPVC window.

LIVING ROOM - 3.88m x 3.95m (12'9" x 13')

With neutral decoration and feature wall, decorative fire surround with freestanding electric fire, radiator and sliding patio door to the kitchen diner.

BREAKFAST ROOM - 2.17m x 2.77m (7'1" x 9'1")

Currently used as a home office space with oak flooring, radiator, UPVC window and opens through to the kitchen diner.

KIRCHEN DINER - 6.13m x 3.60m (20'1" x 11'10")

A sleek high gloss fitted kitchen with granite worktops and soft closing doors, integrated dishwasher, freestanding Rangemaster cooker with extractor hood, part tiled walls, door to the laundry area with shelved storage plumbing for washing machine and space for a tumble dryer, tiled flooring flows through to the dining area with French doors to the rear garden, feature lighting and downlighters, the large roof lantern showers the space with natural light and modern style radiator.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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FIRST FLOOR

LANDING - 2.18m x 2.86m (7'2" x 9'5")

With original panelled doors to all rooms and UPVC window.

BEDROOM ONE - 3.85m (12'8") reducing to 3.50m (11'6") x 3.63m (11'11") increasing to 4.68m (15'4") into the bay

A spacious bay windowed room with integrated storage cupboard, access to the boarded loft space via a retractable loft ladder and UPVC window.

BEDROOM TWO - 3.85m x 3.95m (12'8" x 13')

A generous double room with feature wall and neutral carpet, masses of integrated storage, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.20m x 2.28m (7'3" x 7'6")

A single room currently used as a crafting space with radiator and UPVC window.

BATHROOM - 2.14m x 2.30m (7' x 7'7")

A traditional white suite with quadrant thermostatic shower and freestanding roll top bath with claw feet, decorative vinyl flooring, towel radiator, part UPVC clad and part tiled walls, and twin UPVC windows.

EXTERNALLY

The front of the property benefits from a block paved frontage with border planting, outdoor tap and gated access to the rear garden and storage. The fantastic family friendly rear garden offers numerous seating areas, outdoor hot and cold water taps, and is laid to lawn with border planting, generous storage shed with power and lighting, access to further storage 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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Council Tax Band: C

Tenure: Freehold



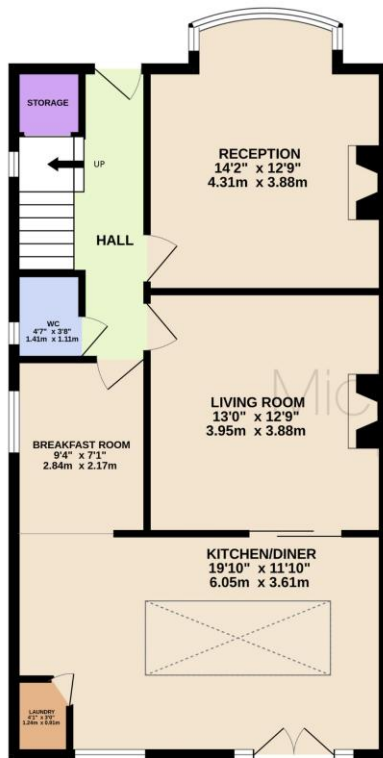
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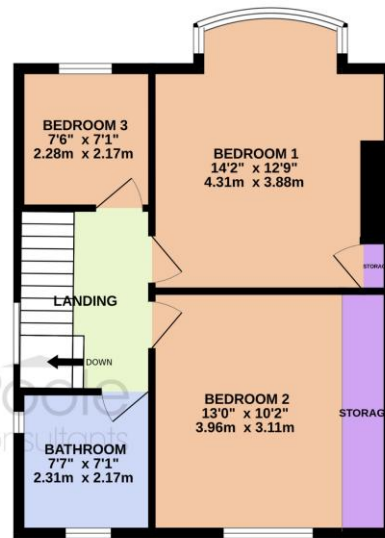
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GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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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