



# Inglebys

Estate Agents



## 22 Stirling Road

Redcar , TS10 2JU

**£235,000**



A spacious three bedroom family home WITH ADDITIONAL ATTIC ROOM.

Ideally located on a popular residential street within Redcar East, close to parks, primary and secondary schooling, shops and Redcar beach.

The property benefits from three reception rooms, spacious bedrooms, a detached garage, off street parking for several vehicles and an extensive rear garden.

Offered for sale with immediate vacant possession and no onward chain. Viewing strictly by appointment only.



Tenure details - Freehold.

Council Tax Band - Band- C

EPC Rating - E

#### Entrance Hallway

Partially glazed uPVC entrance door with stained glass detail.  
Double glazed, leaded window to the side.

#### Living Room 24'4" x 9'10" (7.43 x 3.02)

Double glazed bay window to the front aspect.  
Wall mounted gas fire.  
Glazed door, opening to the dining room.

#### Dining Room 12'2" x 9'1" (3.73 x 2.77)

Double glazed window to the side aspect.

#### Study 9'8" x 8'6" (2.97 x 2.60)

Wood effect laminate flooring.  
uPVC French doors to the rear aspect.

#### Kitchen 9'6" x 12'11" (2.91 x 3.95)

Double glazed window to the rear and side aspects.  
A range of fitted wall and base units with marble effect roll top work surfaces.  
Integrated electric oven, electric hob and built in extractor.  
Plumbing for a washing machine.  
Ceramic tile flooring.

#### First Floor Landing

Double glazed window to the side aspect.  
Staircase to Bedroom Three/Attic room.

#### Master Bedroom 10'4" x 12'6" (3.15 x 3.83)

Double glazed window to the front aspect.  
Built in wardrobes.

#### Bedroom Two 11'7" x 11'4" (3.54 x 3.46)

Double glazed window to the front aspect.

#### Bedroom Three 7'2" x 7'4" (2.19 x 2.25)

Double glazed window to the front aspect.

#### Attic Room

Electric heater.  
2x velux windows

#### External

To the front of the property is a paved driveway, providing off street parking for several vehicles.

The extensive rear garden is mainly laid to lawn with a paved patio area.

#### Detached Garage

Brick built detached garage.

#### 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.

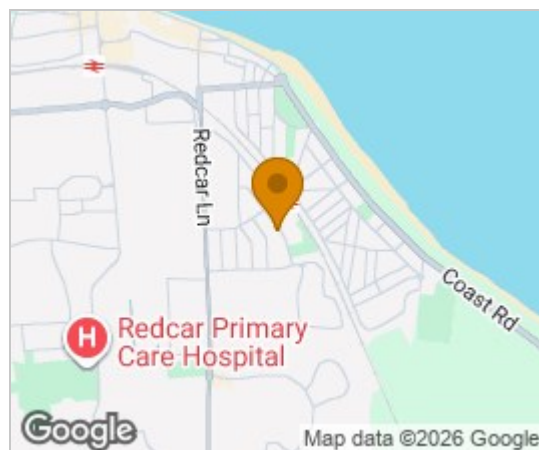
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

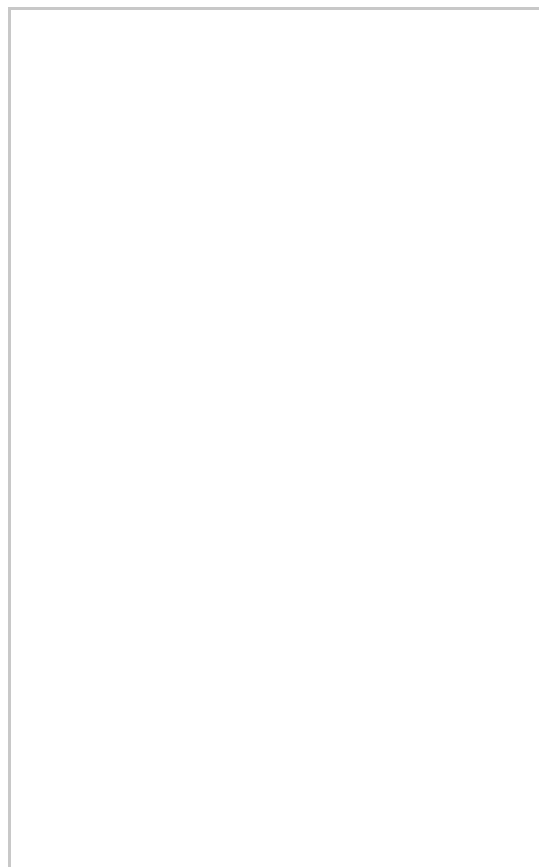
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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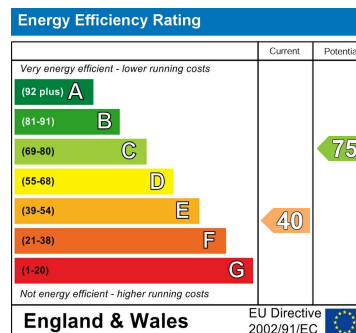
## Area Map



## Floor Plans



## Energy Efficiency Graph



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