



## 86 Oak Road

Redcar, TS10 3PS

**£205,000**



Located in a popular location within Redcar East, this delightful family home offers a perfect blend of modern comforts and traditional character. Built in 1935, the property spans an impressive 1,152 square feet, providing ample space for family living.

With two spacious receptions rooms, an additional ground floor WC, off street parking and within a short walking distance to the beach.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band C

EPC Rating: D

#### Entrance Hallway

Partially glazed composite entrance door with stained glass surround.  
Stained glass oval window to the front.

Vertical radiator.

under-stair storage cupboard.

Staircase rising to the first floor.

#### Living Room 14'5" x 9'10" (4.41 x 3.0)

Double glazed bay window to the front aspect.  
Multi fuel stove.  
Oak effect laminate flooring.

#### Dining Room 9'10" x 13'9" (3.0 x 4.21)

Open fireplace.  
French doors opening to the rear garden.  
Oak effect laminate flooring.

#### Kitchen / Breakfast Room 9'1" x 18'6" (2.775 x 5.66)

Double glazed windows to the rear and side.  
A range of fitted wall and base units with marble effect roll top work surfaces.  
Bay window to the side.  
Stainless steel sink with mixer tap.  
Door to the Cloaks/WC  
uPVC door to the rear external.

#### Cloakroom / WC 2'3" x 3'3" (0.7 x 1.0)

Low level WC.  
Oak effect laminate flooring.

#### Landing

Double glazed window to the side aspect.  
Loft access hatch.

#### Family bathroom 7'8" x 6'1" (2.34 x 1.87)

Double glazed, frosted window to the side aspect.  
A well presented and modern suite comprising of a low level WC, a wash hand basin inset into a vanity unit, a shower cubicle and a standalone bath with shower attachment.  
Tiled flooring and walls.

#### Bedroom One 14'2" x 10'0" (4.34 x 3.05)

Double glazed bay window to the front aspect with stained glass.  
Tiled fireplace.  
Vertical radiator.

#### Bedroom Two 13'9" x 8'11" (4.21 x 2.74)

Double glazed window to the rear aspect.  
Tiled fireplace.

#### Bedroom Three 8'7" x 6'11" (2.64 x 2.12)

Double glazed, bay window to the side with stained glass.

#### External

The driveway to the front of the property provides off street parking for two vehicles.

The enclosed and spacious rear garden is mainly laid to lawn with mature shrubs, a wooden storage shed and a paved patio area.

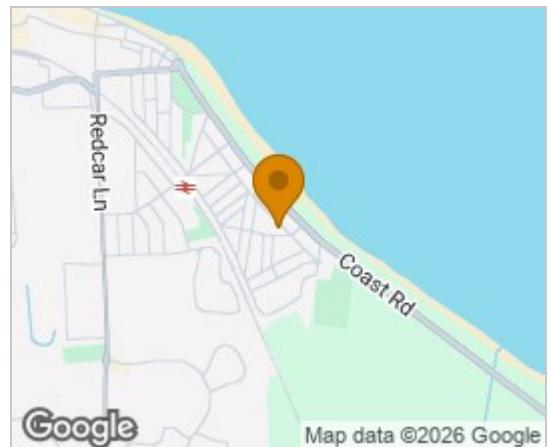
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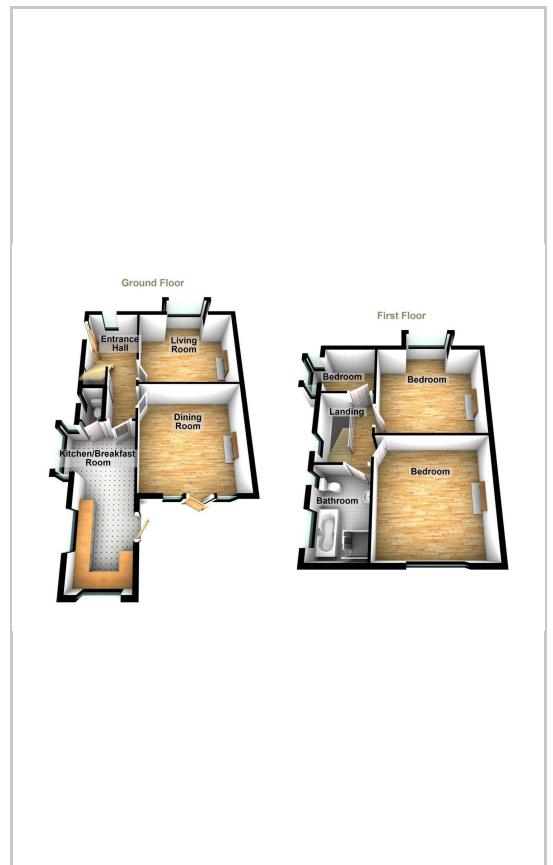
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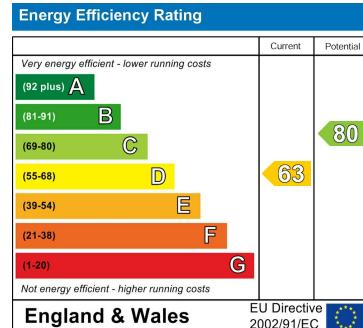
## Area Map



## Floor Plans



## Energy Efficiency Graph



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