

3 Bolton Close, Redcar

£154,950

Michael Poole
SALES · LETTINGS · AUCTIONS



3 Bolton Close

Redcar

Offered For Sale with No Chain, This Dormer Bungalow is Sold With or Without a Sitting Tenant and Is Located Within the Popular Ings Farm Development. Early Viewing Is Advised.

- Two Bedroom Dormer Bungalow
- Can Be Sold With or Without Sitting Tenant
- Popular Ings Farm Location
- 20ft Plus Living Room
- First Floor WC
- Conservatory
- Garage
- Low Maintenance Rear Garden
- No Chain Sale

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Offered for sale with no chain, this dormer bungalow is sold with or without a sitting tenant and is located within the popular Ings Farm development.

Spacious throughout with huge potential for future development and brilliant for local amenities and transport links.

Early viewing is advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











GROUND FLOOR

Entrance Porch
7' 6" x 3' 8" (2.29m x 1.13m)
Part glazed UPVC entrance door with decorative glasswork, UPVC windows and part glazed door to the hall.

Hall
4' 8" x 10' 3" (1.43m x 3.13m)
With neutral decoration including carpet, radiator, storage cupboard and doors to bathroom, kitchen and living room.

Living Room
10' 6" x 20' 6" (3.21m x 6.26m)
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
10' 6" x 11' 5" (3.21m x 3.47m)
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
10' 7" x 13' 0" (3.23m x 3.95m)
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
10' 7" x 11' 2" (3.23m x 3.40m)
A versatile space with vinyl flooring, radiator, storage cupboard housing the Ideal combi boiler and UPVC French doors open to the conservatory.







Conservatory
9' 10" x 6' 1" (2.99m x 1.85m)
With vinyl flooring, UPVC windows, wall mounted fan heater and fully glazed UPVC door to the rear garden.

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

FIRST FLOOR

Bedroom One
10' 7" x 12' 8" (3.23m x 3.85m)
A generous room with masses of integrated wardrobe storage, further eaves storage, radiator and UPVC window

Bedroom Two
7' 0" x 14' 5" (2.13m x 4.39m)
With traditional style décor, radiator, integrated storage cupboard and UPVC window overlooks the rear garden.

WC
8' 9" x 4' 5" (2.67m x 1.35m)
With traditional style décor, radiator, integrated storage cupboard and UPVC window overlooks the rear garden.

EXTERNALLY

Garage
8' 0" x 16' 9" (2.43m x 5.10m)
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.

AGENT REF:
CF/LS/RED250528/18092025







Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.























GROUND FLOOR

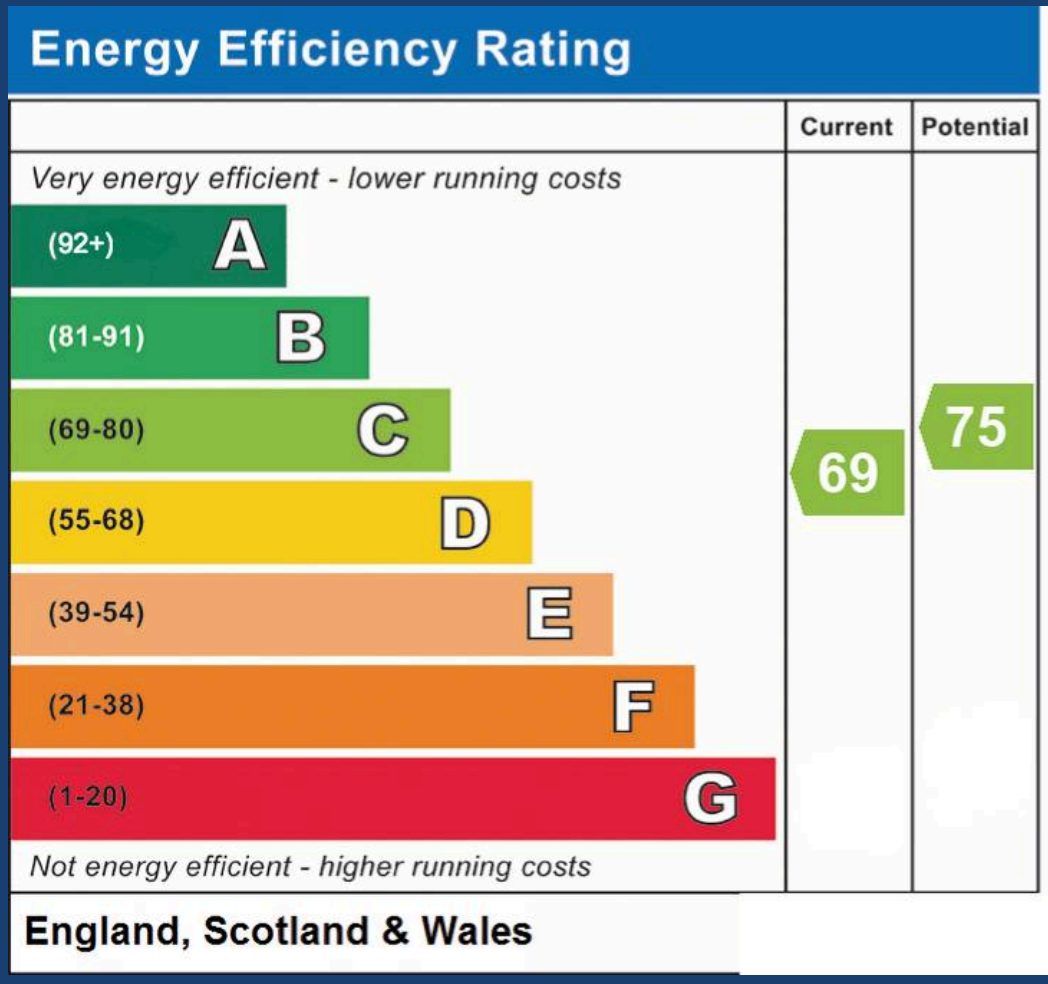
1ST FLOOR

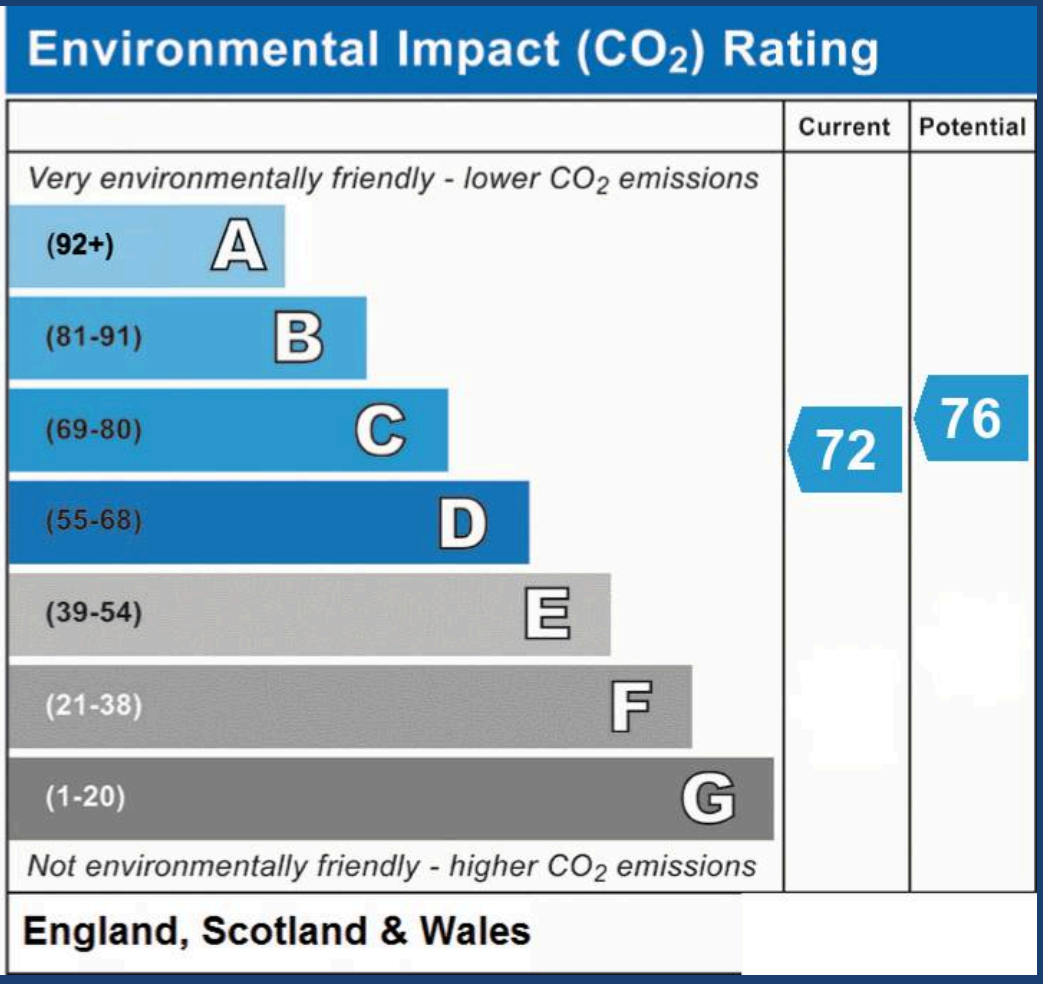


Michael Poole property consultants

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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