

## LILAC GROVE, REDCAR, TS10 3AY



- ▲ Semi Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Loft/Storage Room
- ▲ Highly Popular Redcar East Location
- ▲ Fantastic Move In Ready Condition
- ▲ Renovated & Remodelled Both Inside & Out
- ▲ Including Re-Wire & Quartz Topped Kitchen Diner
- ▲ Summerhouse with WC
- ▲ Off Street Parking
- ▲ Low Maintenance Garden

**Offers Over £249,950**

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Sitting in the heart of Redcar East, this renovated bungalow ticks plenty of boxes. Stunning ready to move in condition with tasteful decoration throughout including Karndean flooring and open plan kitchen/dining living room with French doors to the low maintenance rear garden. Excellent for the beach, transport links and schooling. Early serious viewing is essential to fully appreciate the condition and position of this brilliant property.

#### **GROUND FLOOR**

##### **HALL - 0.97m x 4.00m (3'2" x 13'1")**

Part glazed composite entrance door with decorative glass work, radiator, Karndean herringbone oak flooring with detailed edging, staircase to the first floor loft/storage room, and original stripped doors to all rooms.

##### **LIVING ROOM - 3.51m (11'6") x 3.13m (10'3") increasing to 4.19m (13'9") into the bay**

A lovely open plan style room to the kitchen diner with feature wall and Karndean flooring flowing through from the hall, newly fitted French doors with integrated blinds to the rear garden and opens through to the kitchen diner.

##### **KITCHEN DINER - 3.00m x 4.10m (9'10" x 13'5")**

A showstopper Quartz topped kitchen diner with matt white high quality units with soft closing doors, integrated Bosch electric oven, microwave and induction hob, integrated fridge freezer, part mirrored metro tiled walls, downlighters and feature lighting, graphite radiator, UPVC windows including picture window overlooking the rear garden, and a storage cupboard housing the Ideal Logic combi boiler.

##### **BEDROOM ONE - 3.51m (11'6") reducing to 2.94m (9'8") x 4.29m (14'1") reducing to 2.68m (8'10")**

An excellent light and bright bay windowed room with fitted wardrobe storage with auto lighting, Karndean flooring, Victorian style cast iron fireplace with decorative tiled inserts, radiator and UPVC window.

##### **BEDROOM TWO - 2.60m x 2.74m (8'6" x 9')**

Currently used as a guest room with fitted wardrobes, Karndean flooring, radiator and UPVC window with integrated blinds.

##### **BATHROOM - 2.60m x 1.72m (8'6" x 5'8")**

A stunning traditional white suite with freestanding roll top bath with claw feet and shower rinser attachment, fully metro tiled walls, Victorian style towel radiator, modern style vinyl flooring, extractor fan and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## FIRST FLOOR

### **LANDING - 1.57m x 1.65m (5'2" x 5'5")**

With feature lighting and oak handrail, alcove storage and sliding original panelled door to the loft/storage room.

### **LOFT/STORAGE ROOM - 4.90m (16'1") reducing to 2.31m (7'7") x 3.06m (10') reducing to 0.68m (2'3")**

A fantastic versatile space currently used as a spacious double room with modern style decoration, downlighters, twin eaves storage cupboards, and a UPVC window overlooks the rear garden with coastal views.

## EXTERNALLY

### **SUMMERHOUSE - 2.44m (8') x 2.23m (7'4") Plus Shower Room**

A fully decorated and insulated space with power and lighting, wall mounted heater, grey oak flooring, door to the shower room, UPVC window and French doors with privacy film.

### **SHOWER ROOM - 0.91m x 2.23m (3' x 7'4")**

White modern suite with matt black fixtures and fittings, electric shower unit, UPVC clad shower area, grey oak vinyl flooring and UPVC window with privacy film.

**PARKING & GARDENS** - The front of the property benefits from a double driveway and artificial laid lawn with gated access to the rear garden. The low maintenance rear garden benefits from a full width stone patio, artificial laid lawn, outdoor hot and cold water taps, storage shed and access to the summerhouse. Excellent for entertaining friends and family.

**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.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - CF/LS/GBH260204/11062026

**Council Tax Band:** B

**Tenure:** Freehold

**TO VIEW:** Contact our Redcar office on

Tel: 01642 285041



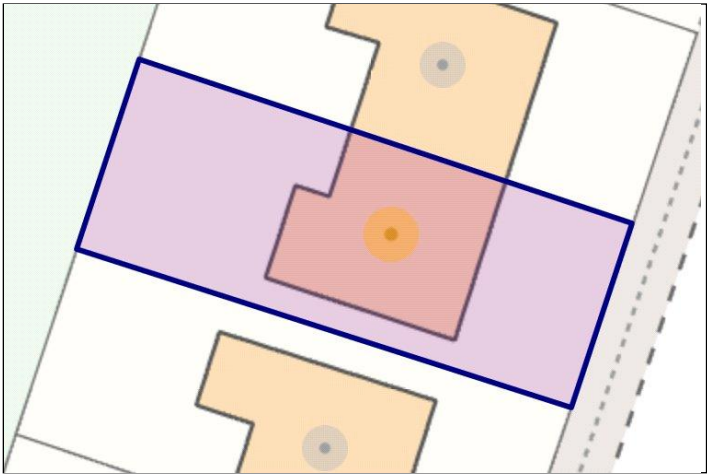
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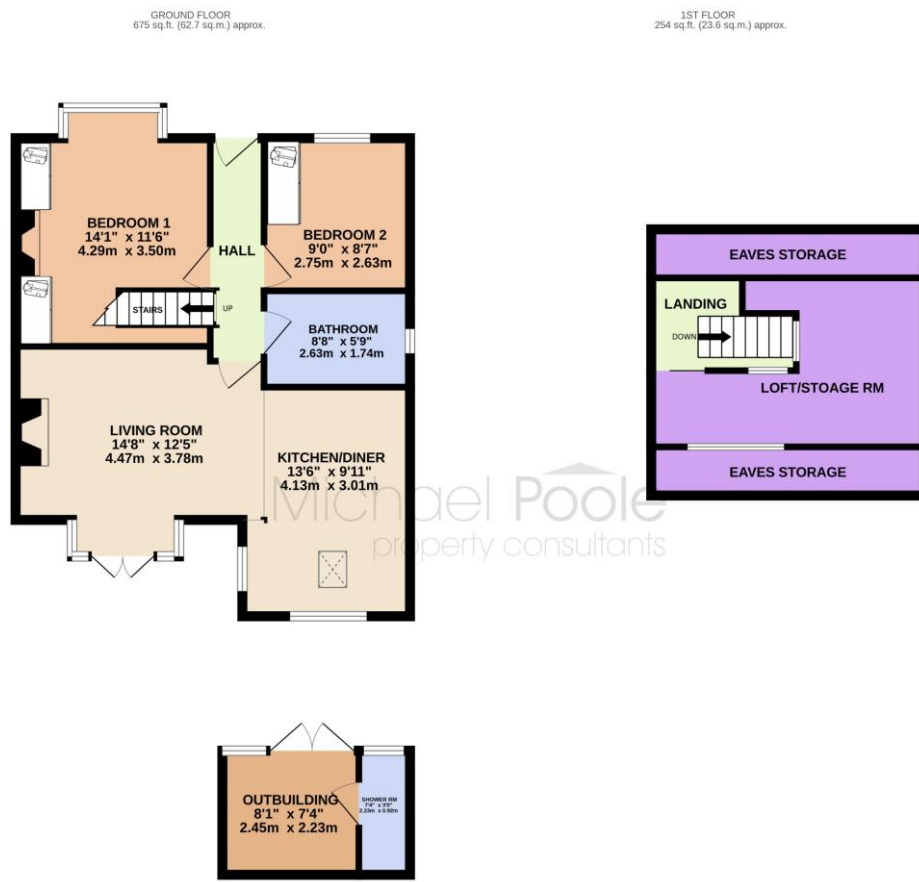


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TOTAL FLOOR AREA: 929 sq. ft. (86.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.  
Made with Memphis C200.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 96 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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