

£165,000

Sandringham Road, Redcar, TS10



- Recently Installed Triple Glazed Windows
- Partial Re-Wire
- New Kitchen Roof - GRP
- 'Solidoor' Front Door
- Extended - Lounge - Dining Room
- Double Garage - Garden
- Three Bedrooms - Bathroom
- Kitchen/Breakfast Room
- EPC Rated: E (Awaiting New EPC Rating)
- Council Tax Band: B

We are thrilled to bring to the market this immaculate and highly functional **EXTENDED** family home situated on Sandringham Road, Redcar.

This property has the benefit of an extended **KITCHEN/BREAKFAST ROOM** which has been installed (with no expense spared) with the addition of luxury granite worktops, durable LVT flooring and oak units with plenty of storage on offer.

Families will not fail to be impressed with what is on offer throughout this **SPACIOUS** property.

There is a cosy lounge with feature archway leading through to the family dining room or perhaps a perfect playroom!

There is a low maintenance garden with the benefit of ARTIFICIAL GRASS and a DOUBLE GARAGE. The garage has access from both the garden and Redcar Central Station and could easily become a workshop space/garden room or wherever your imagination takes you.

The current owners have invested into the property with numerous beneficial upgrades such as; Partial re-wire. Installation of 15mm piping and additional, more energy efficient radiators (apart from lounge). External lighting to the front. Triple glazed windows installed in 2022. New GRP roof with 25 year guarantee to kitchen. External garden sockets/flood lighting. 'Solidor' composite front door.

All in all we think this is a perfect family home so please schedule a viewing with us so we can show you around this stunning property.

Or why not take a tour now via our 360 viewing;

<https://view.ricoh360.com/5ed401de-1f6f-4d6e-81dd-b599c2a2bf3a>

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Hallway

Composite 'Solidor' still under guarantee.
<https://www.solidor.co.uk/why-solidor/>

Laminate flooring. Window. Radiator with cover. External spotlights. External light to front door. Vertical blinds. Dining room off. Stairs off. Hard wired house alarm - requires re-connection.

Dining Room

10'8" x 12'4" (3.25m x 3.76m)

Laminate flooring. Vertical white radiator. Wall lights. Storage cupboards. Archway leading to lounge. Double doors leading to kitchen.

Lounge

13'11" x 11'4" (4.24m x 3.45m)

Carpeted. Large bay window. Electric fire and surround. Curved radiator. TV point. Broadband. Vertical blinds.

Kitchen/Family Breakfast Room

16'5" x 14'12" (5.00m x 4.57m)

Extended, family kitchen. LVT flooring. Five ring gas hob. Electric oven. Spotlights. Extractor fan. Oak base, wall and drawer units with recessed shelving and tall wine display unit. Stainless steel handles. Breakfast bar. Black sink with 1 1/2 bowls, stainless steel mixer tap and drainer. Granite worktops. Two windows. French doors leading to rear garden. Integrated fridge, freezer and dishwasher. Plumbing for washing machine. Two radiators. GRP (glass reinforced plastic) roof installed in 2019 to kitchen with a 25 year guarantee. Understairs cupboard housing the boiler. This is a Baxi boiler which is well maintained and serviced annually. The heating system has had the benefit of the installation of 15mm pipes with the majority of radiators upgraded to be more energy efficient.

Stairs/Landing

Carpeted. Window. Smoke detector. Loft access with ladders fitted.

Bathroom

6'5" x 5'3" (1.96m x 1.60m)

Fully tiled. White bath with mixer tap. Mains fed shower over bath with glazed shower screen. White sink with vanity unit and mixer tap. Window. Stainless steel towel rail. Spotlights. Extractor fan. Tiled flooring.

Separate Toilet

Tiled flooring. Partially tiled walls. White toilet. Grey towel rail. Window. Corner sink with white vanity unit, mixer tap. Spotlights.

Bedroom 2 (Rear)

9'5" x 10'5" (2.87m x 3.18m)

Carpeted. Large window. Radiator. Fitted wardrobe with drawers and bookcase.

Bedroom 3 (Front)

5'6" x 7'6" (1.68m x 2.29m)

Carpeted. Window. Radiator. Pendant light.

Bedroom 1 (Front)

10'1" x 13'11" (3.07m x 4.24m)

Carpeted. Large bay window. Window seat and storage. Radiator.

External Front

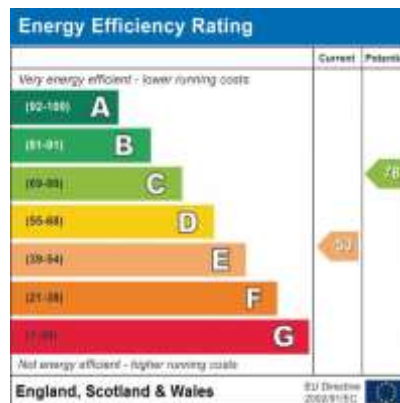
Imprint concrete driveway. Gate leading to rear garden.

Rear Garden

Low maintenance garden with the benefit of artificial grass. Side gate. Access to double garage. External sockets. Flood light.

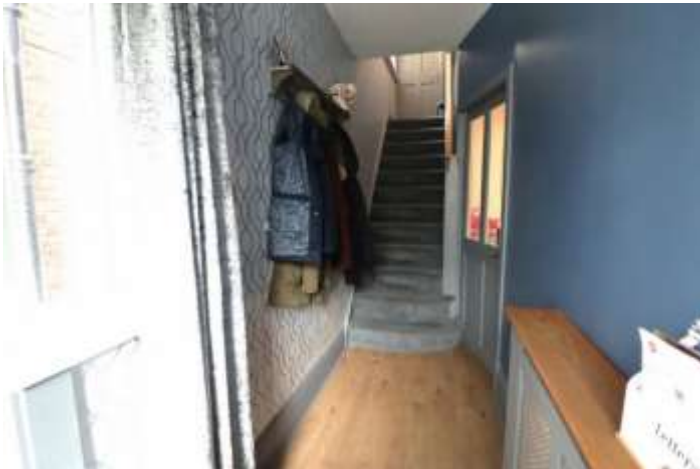
Double Garage

Electric laid on. Access from garden. Access from Redcar Central Station car park.



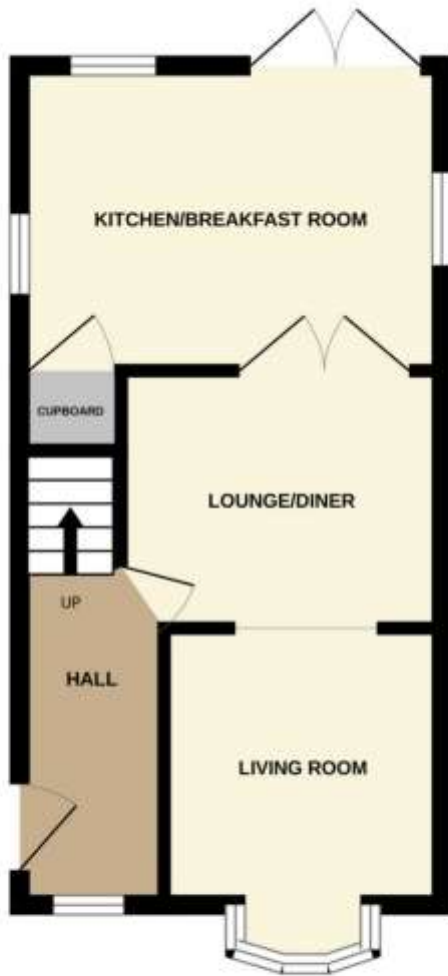








GROUND FLOOR



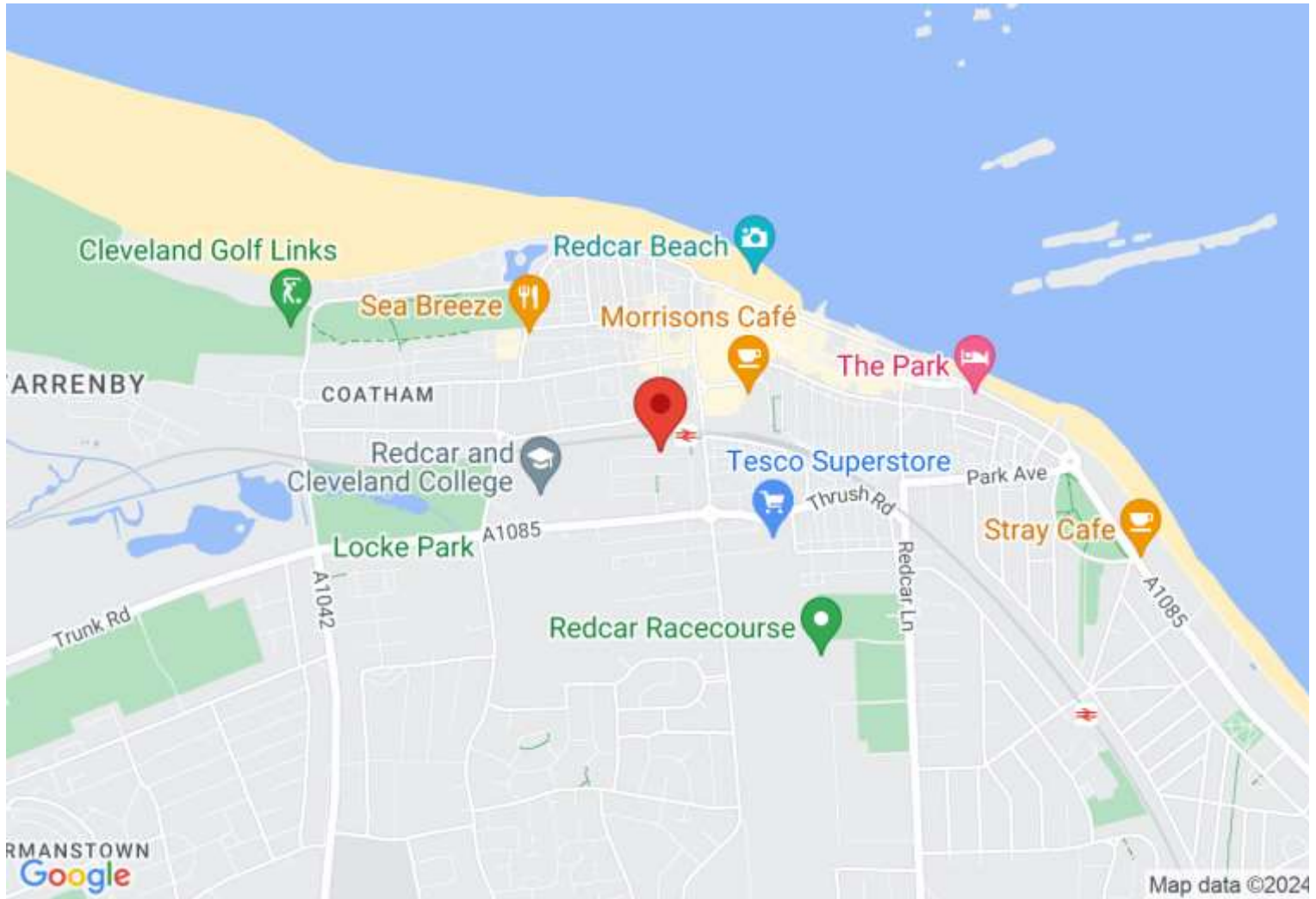
1ST FLOOR



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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: info@redcarletting.co.uk W: redcarlettingandsales.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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