

## BOULBY ROAD, REDCAR, TS10 5EA



- ▲ Three Bedroom Semi Detached Property
- ▲ Popular Residential Area
- ▲ Open Plan Lounge Diner
- ▲ High Gloss Fitted Kitchen
- ▲ Off Street Parking
- ▲ Fantastic Family Size Rear Garden
- ▲ No Chain Sale

**£125,000**

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Offered for sale with no chain, this traditional bay fronted property ticks plenty of boxes, benefits from a spacious lounge diner and a high gloss fitted kitchen and is excellent for transport links, local amenities, and schooling. Early viewing is advised.

#### **KITCHEN - 2.08m x 4.22m (6'10" x 13'10")**

A high gloss fitted kitchen with contrasting roll edge worktops, freestanding gas cooker, part tiled walls, plumbing for washing machine, twin UPVC windows, and part glazed door to the rear garden.

#### **GROUND FLOOR**

##### **HALL - 1.02m x 1.3m (3'4" x 4'3")**

Part glazed UPVC entrance door, grey oak laminate flooring, radiator, staircase to the first floor, and door to the living room.

##### **LIVING ROOM - 4.01m (13'2") reducing to 3.86m (12'8") x 3.78m (12'5") increasing to 4.57m (15') into the bay**

A neutrally decorated bay windowed room with wide plank oak laminate flooring, radiator, and opening through to the dining room.

##### **DINING ROOM - 5.05m x 2.36m (16'7" x 7'9")**

An open plan room to the living room with under stairs storage cupboard, radiator, twin UPVC windows and door to the kitchen.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 3.1m (10'2") x 3.35m (11') increasing to 4.14m (13'7") into the bay**

A neutrally decorated bay windowed room with grey carpet, radiator and UPVC window.

##### **BEDROOM TWO - 2.82m x 2.77m (9'3" x 9'1")**

A double room with neutral décor and grey carpet, a cupboard houses the Viessmann combi boiler, radiator and UPVC window overlooking the rear garden.

##### **BEDROOM THREE - 1.83m x 2.54m (6' x 8'4")**

A single room with radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

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### **BATHROOM - 2.13m x 1.37m (7' x 4'6")**

White suite with over bath thermostatic shower unit with rinser attachment, high gloss vanity storage unit, fully UPVC clad walls, radiator, grey oak vinyl flooring, and UPVC window.

### **EXTERNALLY**

#### **PARKING & GARDEN**

The front of the property benefits from a concrete driveway and a low maintenance gravelled frontage. The rear garden is laid to lawn with a paved patio area, outdoor tap and gated access to the driveway.

**AGENTS REF:** - CF/LS/EST230040/16112023

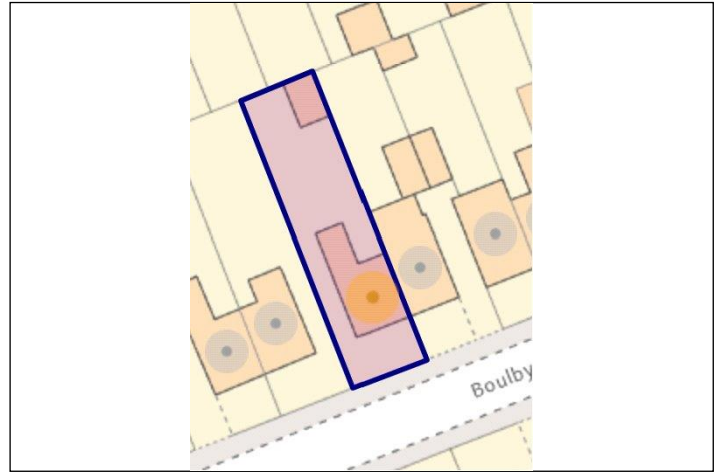
**Council Tax Band:** A      **Tenure:** Freehold

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

Tel: **01642 285041**

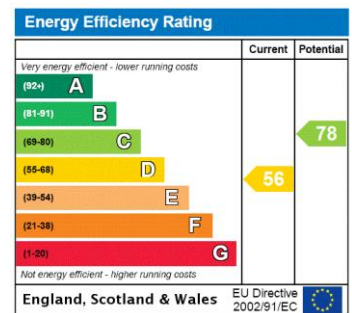


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