

## COATHAM ROAD, REDCAR, TS10 1RY



- ▲ Three Bedroom Terraced Property
- ▲ En-Suite Bathroom
- ▲ Excellent Position Overlooking the Cricket Club

- ▲ Brilliant Family Size Home Spanning Approximately 1,400 Sq. Ft
- ▲ Low Maintenance Front Garden
- ▲ Off Street Parking

**£130,000**

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Located in a popular convenient location within minutes of the beach and stray, this extended terraced home offers huge potential spanning an impressive 1,400 sq. ft. Early viewing is advised.

### **GROUND FLOOR**

#### **ENTRANCE PORCH - 1.1m x 2.13m (3'7" x 7')**

Part glazed UPVC entrance door with detailed lead work and further part glazed UPVC door to the hall.

#### **HALL - 1.1m (3'7") increasing to 2.16m (7'1") x 5.74m (18'10")**

With doors to the living room, dining room and utility room, radiator and under stairs storage cupboard.

#### **LIVING ROOM - 4.6m (15'1") x 4.06m (13'4") increasing to 4.6m (15'1") into the bay**

A generously proportioned bay windowed room with feature fireplace with marble insert and hearth, radiator and UPVC window.

#### **UTILITY ROOM - 2m (6'7") reducing to 1.32m (4'4") x 4.3m (14'1")**

A versatile space with cupboard storage, roll edge worktops, plumbing for washing machine, part tiled walls, laminate flooring and UPVC window.

#### **DINING ROOM - 3.56m x 3.84m (11'8" x 12'7")**

With neutral décor including carpet, storage cupboard housing the recently fitted Main combi boiler with filter system and opening through to the kitchen.

#### **KITCHEN - 3.35m (11') reducing to 2.64m (8'8") x 4.22m (13'10") reducing to 2.5m (8'2")**

A cherry shaker style fitted kitchen with roll edge worktops, integrated electric oven, gas hob with extractor hood, and fridge freezer. Part tiled walls, radiator, tiled flooring, spotlighting, UPVC window and part glazed door to the rear yard area.

**TO VIEW:** Tel: 01642 285041

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## FIRST FLOOR

### **BEDROOM ONE - 2.97m x 4.22m (9'9" x 13'10")**

A double room with radiator, UPVC window and door to the en-suite.

### **EN-SUITE - 1.7m x 3.05m (5'7" x 10')**

Traditional white suite with jacuzzi style bath, fully tiled walls and floor, extractor fan, radiator and UPVC window.

### **BEDROOM TWO - 3.6m x 4.11m (11'10" x 13'6")**

A generous double room with neutral décor including carpet, cupboard storage, radiator and UPVC window overlooking the cricket club.

### **BEDROOM THREE - 3.56m x 3.86m (11'8" x 12'8")**

With neutral decoration including carpet.

### **BATHROOM - 2.08m x 2.95m (6'10" x 9'8")**

Traditional white suite with Mira electric shower unit, extractor fan, fully tiled walls, wet room style flooring, ladder radiator and UPVC window.

### **WC - 0.97m x 1.52m (3'2" x 5')**

## EXTERNALLY

### **GARDENS & PARKING**

A nicely presented frontage with low maintenance in mind with artificial lawn and neat evergreen hedging. To the rear of the property there is a generous tarmac yard area providing off street parking if required via a remote roller door, separate steel door and outdoor tap.

**AGENTS REF:** - CF/LS/RED230262/28032023

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

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

Tel: **01642 285041**

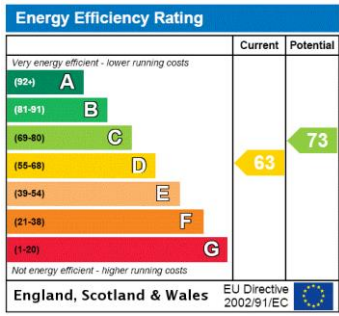


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