

## CAMBRIAN AVENUE, REDCAR, TS10 4HF



- ▲ Three Bedroom Detached Property
- ▲ Excellent Residential Location
- ▲ 25ft Lounge Diner
- ▲ Large Utility Room

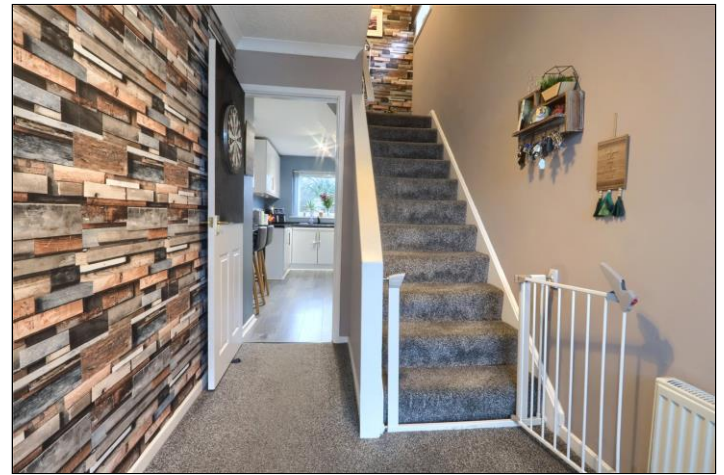
- ▲ Off Street Parking
- ▲ Garage
- ▲ Generous Westerly Facing Rear Garden

**£210,000**

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Located in a highly popular residential area within Redcar, this detached family home ticks plenty of boxes. Spacious rooms including a 25ft dual aspect lounge diner and to the rear of the property there is a brilliant westerly facing rear garden with full width sundeck. Excellent for local amenities, schooling, and transport links. Early viewing is advised.

**GROUND FLOOR**

**ENTRANCE PORCH - 2m x 0.91m (6'7" x 3')**

With fully glazed entrance door, vinyl flooring, and further double glazed door to the hall.

**HALL - 1.83m x 3.07m (6' x 10'1")**

With staircase to the first floor, grey carpet, feature wall, radiator, and doors to the lounge diner and kitchen breakfast room.

**LOUNGE DINER - 3.68m (12'1") reducing to 3.1m (10'2") x 7.62m (25')**

A brilliant dual aspect room with feature wall and grey carpet, radiator, and twin UPVC windows overlook the front and rear gardens.

**KITCHEN BREAKFAST ROOM - 2.41m (7'11") reducing to 0.81m (2'8") x 4.4m (14'5") reducing to 3.45m (11'4")**

Fitted kitchen with stainless steel handles and contrasting roll edge worktops, integrated electric oven and hob with extractor, plumbing for slimline dishwasher, large under stairs storage cupboard, grey oak laminate flooring, breakfast bar area, spotlight lighting, UPVC window overlooking the rear garden and doors to the utility room and lounge diner.

**UTILITY ROOM - 2.13m x 3.6m (7' x 11'10")**

A must have for any family home with plumbing for washing machine, shelved storage, wall mounted Potterton Heat Max combi boiler, radiator, grey carpet and UPVC French doors with twin side lights open to the rear garden sundeck.

**FIRST FLOOR**

**BEDROOM ONE - 3.48m x 3.89m (11'5" x 12'9")**

A generous room with neutral decoration including carpet, integrated double wardrobe storage, radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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# CAMBRIAN AVENUE, TS10 4HF

## **BEDROOM TWO - 3.48m x 3m (11'5" x 9'10")**

A double room with feature wall and grey carpet, integrated wardrobe storage, radiator, and UPVC window overlooking the westerly facing rear garden.

## **BEDROOM THREE - 2.13m x 2.9m (7' x 9'6")**

A single room with feature wall and grey carpet, storage cupboard, radiator and UPVC window.

## **WC - 1.3m x 0.84m (4'3" x 2'9")**

Fully UPVC clad walls, LED lighting, grey oak laminate flooring and UPVC window.

## **BATHROOM - 2.06m x 1.63m (6'9" x 5'4")**

White suite with large thermostatic shower unit with rinser attachment, extractor fan, high gloss vanity storage unit, fully UPVC clad walls and contrasting ceiling with downlighters, twin graphite radiators, grey oak laminate flooring and UPVC window.

## **EXTERNALLY**

### **PARKING & GARDENS**

The front of this family home benefits from paved pathways and driveway, laid to lawn frontage with border planting and gated access to the rear garden. The excellent westerly facing rear garden is mainly laid to lawn with a full width sundeck complete with pergola, storage shed and gated access to the driveway.

**AGENTS REF:** - CF/LS/RED240018/30012024

**Council Tax Band:** D      **Tenure:** Freehold

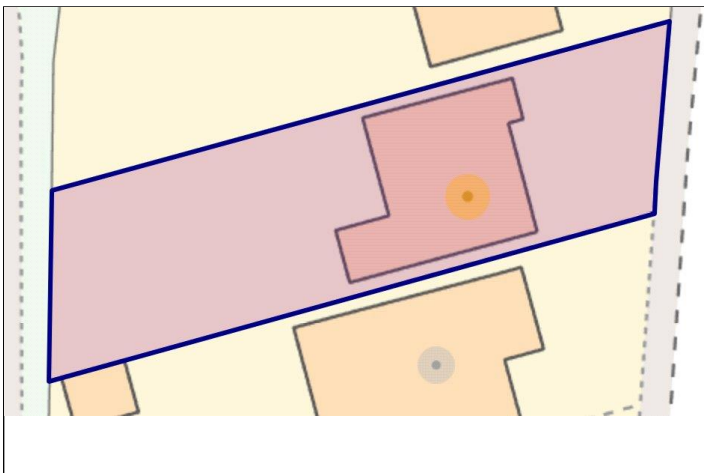
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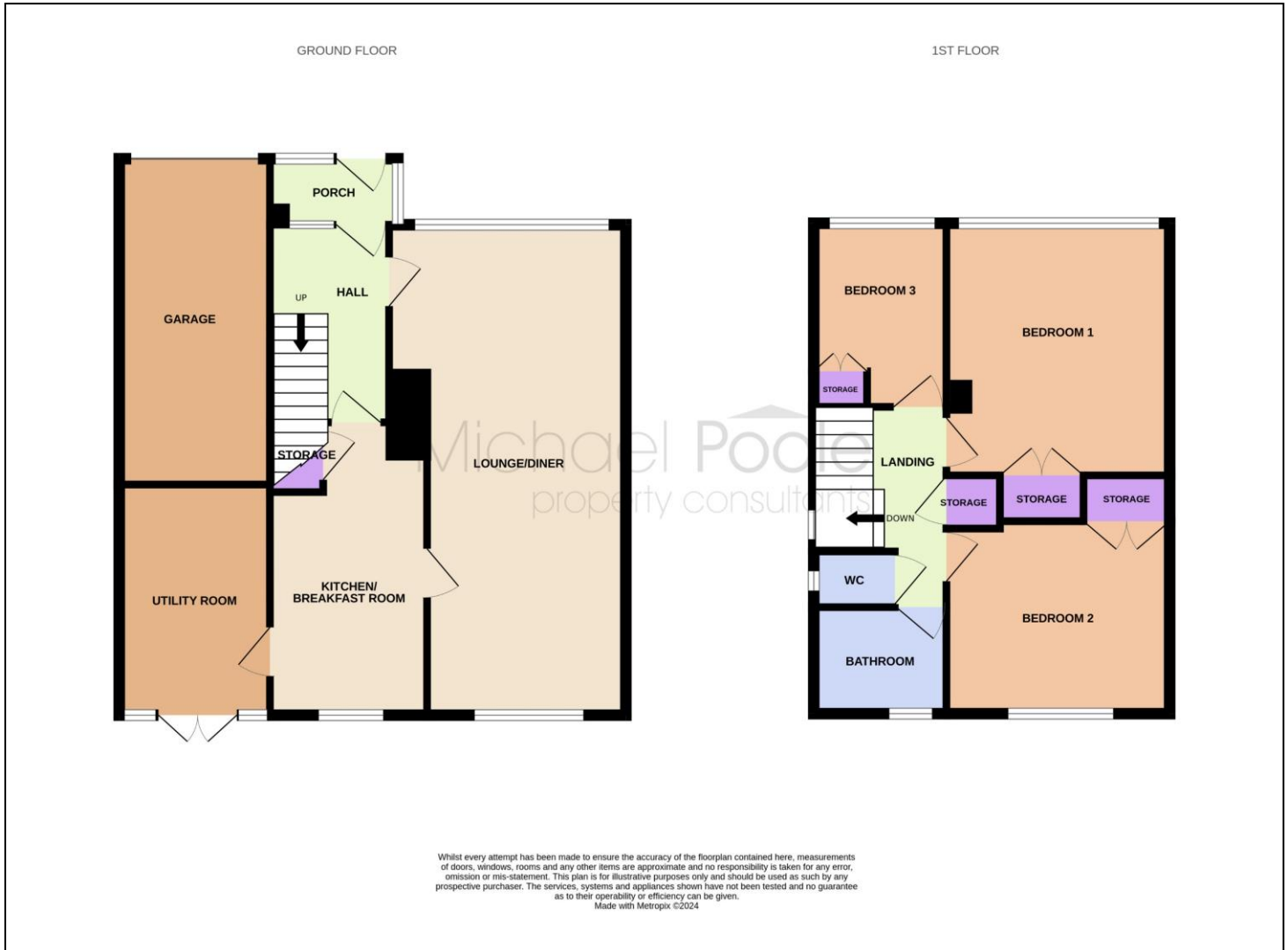
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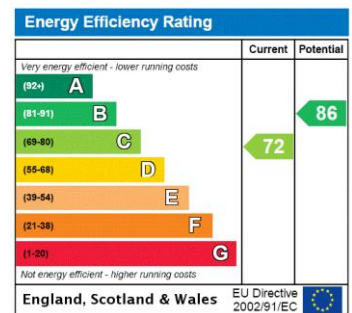


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