

FILEY CLOSE, REDCAR, TS10 2QQ



- ▲ Detached Property
- ▲ Three Double Bedrooms
- ▲ En-Suite
- ▲ Popular Ings Location

- ▲ 16ft Kitchen
- ▲ Recent Replacement Boiler
- ▲ Garage
- ▲ South Facing Rear Garden

£235,000

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Located on the highly popular Ings Development within a quiet close, this detached family home is sure to appeal to a wide range of buyers. Featuring generous rooms throughout with the dining room opening to the south facing rear garden. Excellent for schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.52m x 1.52m (5' x 5')

Part glazed UPVC entrance door, radiator, neutrally carpeted stairs to the first floor, and door to the living room.

LIVING ROOM - 3.73m (12'3") reducing to 3.1m (10'2") x 4.2m (13'9") reducing to 2.64m (8'8")

A generous room with wood fire surround with marble insert and hearth and living flame gas fire, radiator, UPVC window, handy serving hatch to the kitchen and archway to the dining room.

DINING ROOM - 2.2m x 3.23m (7'3" x 10'7")

The décor flows through from the living room with radiator, UPVC French doors to the rear garden and further door to the kitchen.

KITCHEN - 5.03m (16'6") reducing to 2.4m (7'10") x 3.3m (10'10") reducing to 1.98m (6'6")

A shaker style fitted kitchen with contrasting roll edge worktops, integrated electric oven and hob with stainless steel extractor hood, part tiled walls, plumbing for washing machine, radiator, oak vinyl flooring, under stairs storage cupboard, spotlight lighting, twin UPVC windows and part glazed door to the rear garden.

FIRST FLOOR

BEDROOM ONE - 2.74m (9') x 3.8m (12'6") plus wardrobes

A light and bright room with full width fitted wardrobes, grey carpet, radiator, UPVC window and door to the en-suite.

EN-SUITE - 1.78m x 1.96m (5'10" x 6'5")

White suite with thermostatic shower with extractor fan, part tiled walls, vanity storage unit, vinyl flooring, radiator, and UPVC window.

BEDROOM TWO - 2.51m x 4.93m (8'3" x 16'2")

A double room with neutral carpet, radiator, and UPVC window.

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BEDROOM THREE - 2.74m (9') reducing to 2.62m (8'7") x 3.05m (10')

A generous third bedroom with neutral carpet, radiator and UPVC window overlooking the rear garden.

BATHROOM - 1.98m x 1.88m (6'6" x 6'2")

Traditional style suite with over bath shower attachment, part tiled walls, oak laminate flooring, radiator and UPVC window.

EXTERNALLY

PARKING & GARDENS

The front of the property benefits from a double block paved driveway with well kept lawned frontage with border planting and gated access to the rear garden. The fantastic sunny south facing private rear garden with a full width patio area is laid to lawn with evergreen planting and garden bar.

GARDEN BAR - 3.05m x 3.56m (10' x 11'8")

A brilliant space for entertaining with power and light and double door access.

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/RED240379/29042024

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

TO VIEW: Contact our Redcar office on

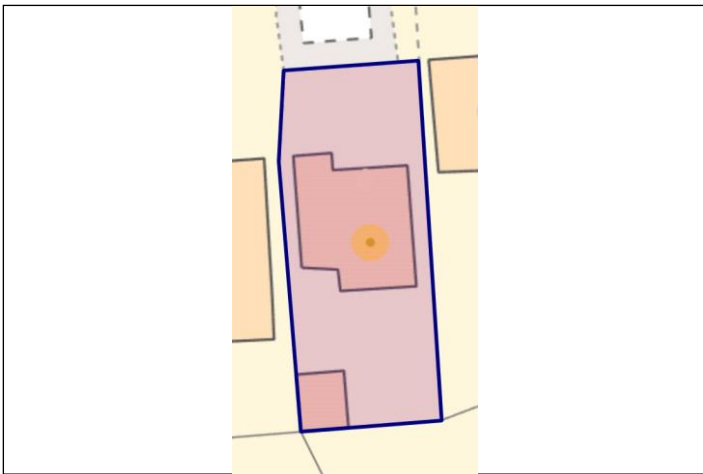
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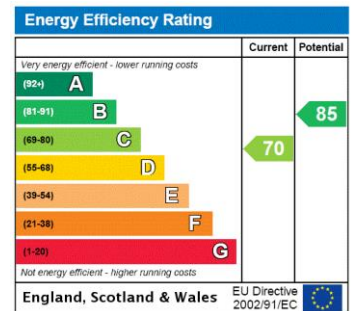


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