

## KENILWORTH WAY, REDCAR, TS10 2LS



- ▲ Semi Detached Bungalow
- ▲ 26ft Rear Extension
- ▲ Two/Three Bedrooms
- ▲ Popular Ings Farm Location
- ▲ Grey High Gloss Fitted Kitchen

- ▲ Double Driveway
- ▲ Garage
- ▲ Gardens
- ▲ No Chain

**Offers Over £219,950**

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Offered for sale with no chain, this extended bungalow sits on a generous plot within the lngs Farm area of Redcar. Huge scope for future development with a 26ft rear extension offering endless possibilities. Early viewing is essential to appreciate the position and scale of this brilliant property.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 3.45m x 1.6m (11'4" x 5'3")**

With UPVC entrance door, radiator, vinyl flooring, UPVC window, opening through to the kitchen and panelled door to the living room.

##### **LIVING ROOM - 3.86m (12'8") reducing to 3.05m (10') x 4.24m (13'11") reducing to 3.2m (10'6")**

A generous neutrally decorated room with decorative fire surround with marble hearth and insert and electric fire, radiator, and modern style panelled doors to the hall and entrance hall.

##### **KITCHEN - 2.62m (8'7") reducing to 1.93m (6'4") x 3.73m (12'3") reducing to 2.74m (9')**

A modern style high gloss fitted kitchen with matt back fixtures, integrated electric oven and hob with stainless steel extractor hood, fully tiled walls, plumbing for washing machine and dishwasher, wall mounted recently installed Ideal combi boiler, UPVC window, and door to the side of the property.

##### **BEDROOM ONE - 2.92m x 3.6m (9'7" x 11'10")**

With crisp white walls and grey carpet, radiator and UPVC window overlooking the rear garden sundeck area.

##### **BEDROOM TWO - 3.58m x 2.46m (11'9" x 8'1")**

With wide plank oak laminate flooring, radiator, and sliding patio door to the family room/bedroom three.

##### **FAMILY ROOM/BEDROOM THREE - 8.03m (26'4") reducing to 2.57m (8'5") x 5.61m (18'5") reducing to 3.6m (11'10")**

A fantastic light and bright versatile space with a large walk-in storage area measuring 5ft 7 x 6ft 2. Twin radiators, UPVC window and sliding patio door opening to the rear garden.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## **BATHROOM - 2.6m x 1.45m (8'6" x 4'9")**

White suite with over bath electric shower unit, extractor fan, fully UPVC clad walls and ceiling, chrome ladder radiator, and UPVC window.

**AGENTS REF:** - CF/LS/RED240381/16042024

**Council Tax Band:** B      **Tenure:** Freehold

## **EXTERNALLY**

## **GARAGE - 2.51m x 4.72m (8'3" x 15'6")**

With up and over door, twin UPVC windows and handy side access door.

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Tel: **01642 285041**

## **PARKING & GARDENS**

The front of the property benefits from a double block paved driveway with neat lawned frontage and gated access to the side and rear of the property. The brilliant westerly facing rear garden is laid to lawn with a large, paved patio area, separate raised sundeck, outdoor power and gated access to the side and front of the property. To the side of the property there is an enclosed courtyard style seating area with paved pathways, artificial lawn area and gates to the driveway and rear garden.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

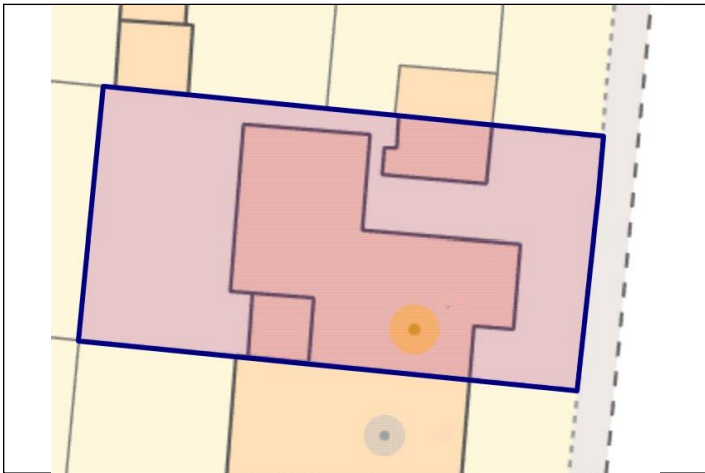
Standard Broadband & Mobile Signal

No Known Rights of Way





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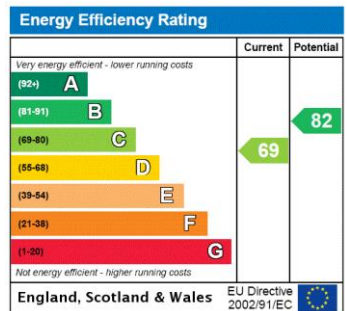


GROUND FLOOR



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