



Inglebys

Estate Agents



72 Redcar Lane

Redcar, TS10 2JN

£245,000



This spacious family home, located on the highly sought after racecourse estate in Redcar presents an excellent opportunity for those seeking a good sized property, within easy reach of shops, Primary and Secondary schools and Borough park with it's woods, play area and tennis courts.

Offered for sale with vacant possession and no onward chain, call us today to arrange your viewing appointment.



Tenure: Freehold
 Council Tax: Redcar & Cleveland Band C
 EPC Rating: Awaiting assessment.

Entrance Porch 2'7" x 5'10" (0.79 x 1.78)

Partially glazed entrance door.
 Built in storage cupboard.
 Parquet flooring.

Entrance Hallway

Staircase rising to the first floor.
 Under-stair storage cupboard.
 Open-plan to the Dining Room

Living Room 22'8" x 13'2" (6.91 x 4.02)

Two double glazed windows to the front aspect.
 Flame effect gas fire with a marble effect back, hearth and surround.

Dining Room 10'10" x 9'8" (3.31 x 2.96)

Glazed French doors, opening to the Conservatory.

Conservatory 7'7" x 9'10" (2.33 x 3.02)

Double glazed throughout.
 Laminate flooring.
 Door opening to the rear garden.

Kitchen 8'9" x 11'6" (2.67 x 3.52)

Double glazed window to the rear aspect.
 Fitted wall and base units in white with granite effect roll top work surfaces.
 Integrated appliances including a fridge, freezer, dishwasher and washing machine.
 Tile effect vinyl flooring.
 uPVC door, opening to the rear garden.

First Floor Landing

Bedroom One 14'3" x 11'4" (4.35 x 3.47)

Double glazed window to the front aspect.
 Built in wardrobes.

Bedroom Two 8'9" x 10'11" (2.67 x 3.35)

Double glazed window to the rear aspect.
 Built in wardrobes.

Bedroom Three 8'2" x 12'10" (2.51 x 3.93)

Double glazed window to the front aspect.

Family Bathroom 9'4" x 5'7" (2.86 x 1.72)

Double glazed, frosted window to the rear aspect.
 Pedestal wash hand basin.
 Panelled bath with shower over and a concertina glass shower screen.
 Half tiled walls.
 Heated towel rail.
 Vinyl floor tiles.

Separate WC 2'4" x 5'6" (0.73 x 1.68)

Double glazed, frosted window to the rear aspect.
 Half tiled walls.
 Vinyl floor tiles.

External

To the front of the property is a lawned garden with a selection of mature shrubs, plants and a stunning laburnum tree.
 Paved driveway providing off street parking for several cars and access to the garage.

To the rear of the property is an enclosed, paved courtyard - a perfect sun trap, a side access door to the garage and an archway leading to the storage shed/outdoor WC.

Garage

Brick built garage with electric roller door, power and light.

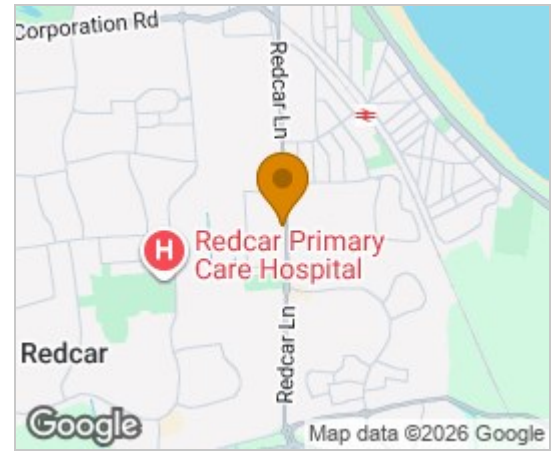
Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

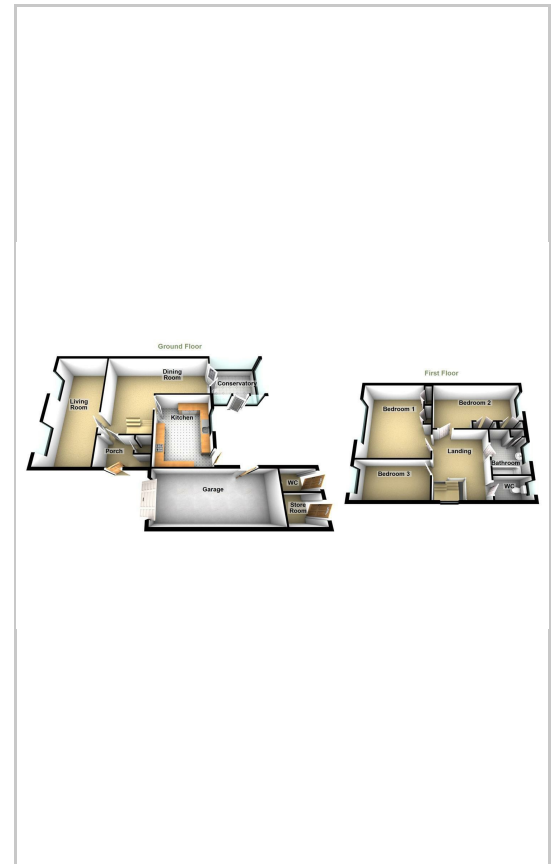
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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