



Inglebys

Estate Agents



98 Troutbeck Road

Redcar, TS10 1NQ

Offers Over £130,000



Ideally located on Troutbeck Road in Redcar and spanning an area of 678 square feet is this deceptively spacious two bedroom home.

With spacious gardens to the front and rear, off street parking and two double bedrooms.

With easy access to local amenities, schools, and parks, ensuring that everything you need is within reach. Redcar itself is known for its award winning coastline and vibrant community, offering a variety of leisure activities and a friendly atmosphere.

With its classic design and practical layout, it is sure to attract interest from a range of buyers. Don't miss the chance to make this house your new home.



Tenure: Freehold

Council Tax: Redcar & Cleveland, Band A

EPC Rating: D

Entrance Hall
Partially glazed uPVC entrance door.
Radiator.
Double glazed window to the side aspect.

Living Room 11'8" x 12'6" (3.57 x 3.83)
Double glazed window to the front aspect.
Under-stair storage cupboard.
Electric fire with marble effect surround.
Open-plan to the Dining Room.

Dining Room 6'6".13'1" x 11'0" (2..4 x 3.37)
Double glazed French doors, opening to the lean to/garden room.
Radiator.
Archway to the Kitchen.

Garden Room / Lean to
PVC construction with perspex windows.
Wood effect flooring.
Door opening to the rear garden.

Kitchen 8'8" x 8'0" (2.66 x 2.44)
Double glazed window to the rear aspect.
A range of fitted wall and base units with marble effect roll top work surfaces.
Stainless steel sink with mixer tap.
Single oven, four burner gas hob and a stainless steel extractor hood.
Half tiled walls.
Large storage cupboard.
uPVC door to the rear external.

First Floor Landing
Double glazed window to the side aspect.
Loft access hatch.

Bedroom One 14'2" x 8'10" (4.33 x 2.70)
2x Double glazed windows to the front aspect.
Built in wardrobes with sliding doors.
Radiator.

Bedroom Two 11'8" x 9'6" (3.56 x 2.91)
Double glazed window to the rear aspect.
Spacious storage cupboard.
Radiator.

Bathroom/WC 6'1" x 5'6" (1.87 x 1.70)
Double glazed, frosted window to the front aspect.
A modern suite comprising of a low level WC, a wash hand basin inset into a vanity unit and a panelled bath with shower over.
PVC cladded walls.
Stainless steel heated towel rail.
Half tiled walls.

External
To the front of the property is a lawned garden and paved driveway with off street parking for several vehicles.

The spacious rear gardens is mainly laid to lawn, with a selection of mature trees, a shed, a greenhouse and a brick built outhouse.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

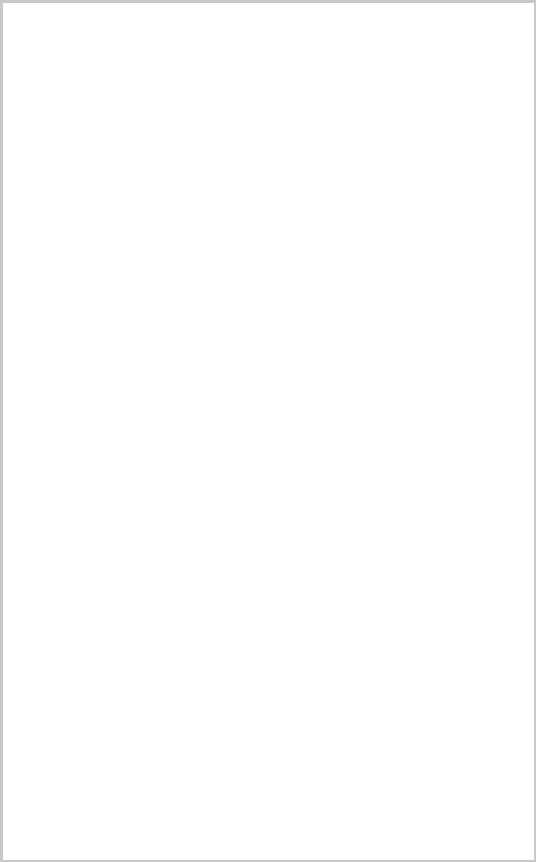
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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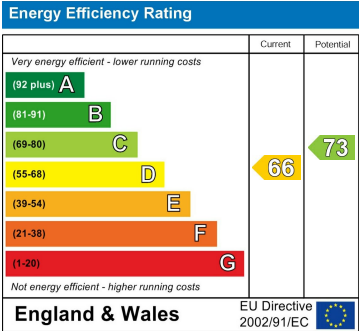
Area Map



Floor Plans



Energy Efficiency Graph



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