



Inglebys

Estate Agents



98 Troutbeck Road

Redcar, TS10 1NQ

£139,995



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: Awaiting assessment

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.

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.

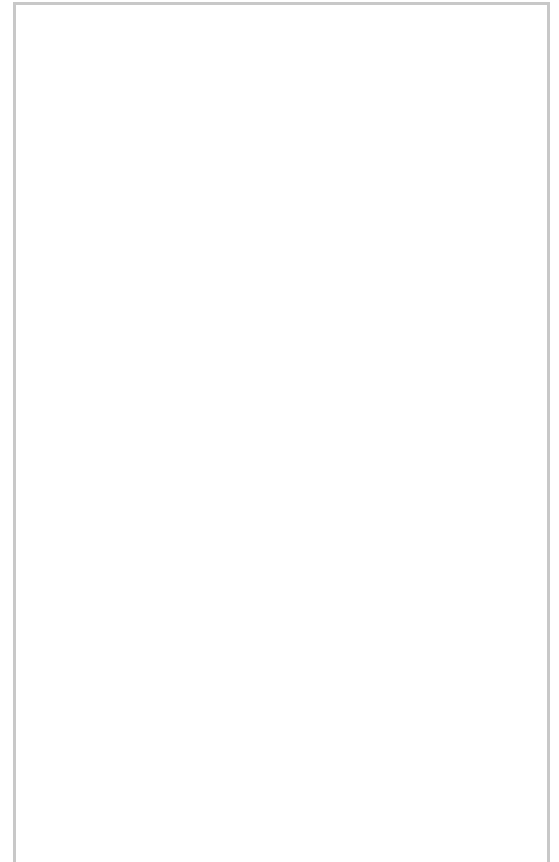
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Area Map



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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