



Inglebys

Estate Agents



197 Troutbeck Road

Redcar, TS10 4RS

£160,000



A well presented and modern three bedroom family home, situated on a spacious corner plot, in a popular area of Redcar.

Within easy reach of shops, schools and other local amenities.

With an en-suite to the master bedroom, ground floor WC, a modern and open plan kitchen and dining room, South facing and enclosed rear garden and off street parking for two vehicles.



Tenure: Freehold

Council Tax: B

EPC Rating: B

Entrance Hallway

Partially glazed composite door.
Door to the Ground Floor WC.
Radiator.

Ground Floor Cloakroom/WC

Low level WC.
Pedestal wash hand basin.
Tile effect vinyl flooring.
Radiator.

Living Room 14'9" x 13'10" (4.51 x 4.22)

Double glazed bay window to the front aspect and a double glazed window to the side.
Radiator.

Kitchen/Dining Room 14'9" x 10'5" (4.50 x 3.19)

Double glazed window to the side aspect.
A range of modern, fitted wall and base units in a high gloss white, with wood effect roll top work surfaces.
Stainless steel sink with a mixer tap.
Single electric oven and four burner hob.
Wood effect vinyl flooring.
Double glazed French doors, opening to the rear garden.

First Floor Landing

Radiator,

Bedroom One 9'7" x 34'5" (2.94 x 10.5)

Double glazed windows to the side and rear aspects.
Radiator.

Integrated storage.

Door to the En Suite.

En Suite 4'9" x 8'5" (1.47 x 2.57)

Double glazed frosted window.
A white three piece suite comprising of a low level WC, pedestal wash hand basin and a walk in double shower.
Contrasting black and white tiling.
Tile effect vinyl flooring.

Bedroom Two 8'0" x 11'10" (2.45 x 3.63)

Double glazed windows to the front and side aspects.
Radiator.

Bedroom Three 6'4" x 8'8" (1.94 x 2.65)

Double glazed window to the front aspect.
Radiator.

Family Bathroom 4'9" x 7'4" (1.47 x 2.25)

Double glazed, frosted window to the rear aspect.
A white four piece bathroom suite comprising of a low level WC, pedestal wash hand basin, a panelled bath and a glass shower enclosure.
Tile effect vinyl flooring.
Radiator.

External

To the rear of the property is an enclosed garden which is mainly laid to lawn.
Through the rear of the gate of the garden is off street parking for two vehicles.

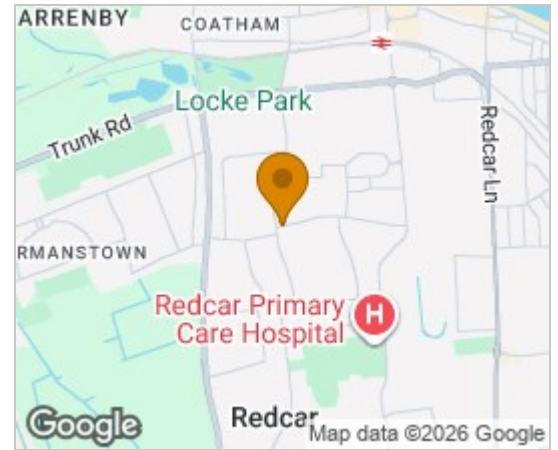
Disclaimer

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.

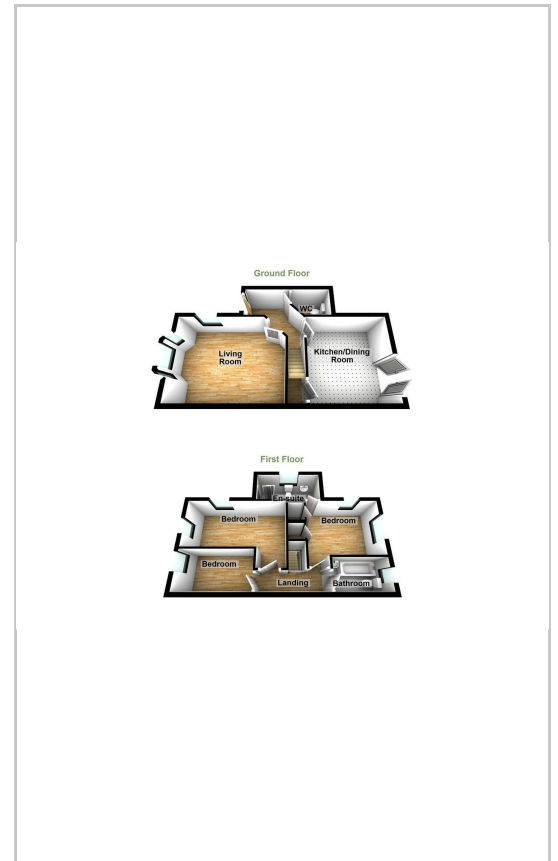
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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		83	83
(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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