



Inglebys

Estate Agents



169 Roseberry Road

Redcar, TS10 4AP

£270,000



Inglebys are delighted to offer for sale this much extended four bedroom, semi-detached property on the sought-after location of Roseberry Road. Meticulously looked after both inside and out with front and rear, south facing garden, extended kitchen, downstairs bedroom and large wet room on the ground floor this property really does offer excellent flexible living! To the first floor is the family bathroom, two double bedrooms and a further single bedroom. The property also benefits from off street parking and single garage with electricity and lighting.

The extension was completed in 2019, the windows are triple glazed with a new front door and fascias fitted in 2025. This property really has been well maintained and is offered with no onward chain.



Roseberry Road is well located for public transport links and within walking distance of Redcar town centre with its shops, bars, restaurants and rail links, not to mention the sea front and promenade. There are also some local convenience shops close by on Roseberry Square.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band C

EPC: Awaiting assessment.

Hallway

A well proportioned hallway and pleasant entrance to the property, accessed via a composite door with uPVC window, single radiator and doors providing access to the lounge and kitchen, along with staircase to first floor.

Lounge 15'10" x 10'3" (4.84m x 3.14m)

With carpet to the floor and a large uPVC triple glazed window to the front aspect offering plenty of natural light to the room, double radiator, feature fire place with marble hearth and electric fire, open plan to the dining room.

Dining Room 10'2" x 8'11" (3.12m x 2.73m)

Open plan from the lounge, carpet continues to the dining area which is also open to the kitchen with breakfast bar. a single radiator with door to the downstairs bedroom.

Kitchen 14'1" x 10'4" kitchen only (4.30m x 3.15m kitchen only)

A large extended kitchen/breakfast room with many wall and base units, breakfast bar as you enter the room, a sloping ceiling to the kitchen area with 2 x Velux windows and French doors to the rear providing plenty of natural light whilst looking out over the rear garden and patio. With wood effect laminated flooring the kitchen boasts a vast range of wall and base units with cream shaker style doors and drawer fronts, wood effect worktops with matching upstands, stainless steel sink/drainer with chrome mixer and uPVC triple glazed window to the rear aspect, ceramic 5-ring hob with stainless steel hood and matching splashback, double electric oven with integrated microwave and wine cooler, plumbing for washing machine and space for a dryer. French doors and windows to the rear aspect and downlights.

Downstairs Wet Room 8'5" x 6'10" (2.58m x 2.09m)

A walk in wet room with white WC and hand basin, sealed flooring, part panelled walls and panelled ceiling with downlights and extractor, vanity unit to the basin finished in sage green, chrome heated towel rail and uPVC triple glazed window to the side aspect.

Bedroom 11'3" x 10'3" (3.43m x 3.13m)

A double bedroom to the ground floor with carpet to the floor, a well proportioned bedroom with uPVC triple glazed window to the front aspect and double radiator.

First Floor

Bedroom 12'10" x 11'8" (3.93m x 3.56m)

Another well proportioned double bedroom with carpet to the floor, single radiator and uPVC triple glazed window to the front aspect, there is also loft access from this room.

Bedroom 11'8" x 10'1" (3.58m x 3.08m)

A double bedroom with carpet to the floor, uPVC triple glazed window to the rear aspect and single radiator.

Bedroom 9'1" x 7'1" (2.77m x 2.17m)

A single bedroom to the front, but still well sized with carpet to the floor, uPVC triple glazed window to the front aspect and single radiator.

Family Bathroom

With tile effect laminated flooring, double walk in shower enclosure with mixer shower and glass screen, tiled walls and cladded ceiling with extractor, white basin with vanity unit and chrome towel radiator, uPVC triple glazed window to the rear aspect.

WC

Low level white WC with uPVC window to the side aspect.

Externally

Front.

A paved driveway with single garage and 'up n over' door, the front garden is laid mainly to lawn well maintained with established borders/shrubs and flowers.

Rear.

This is a fabulous sized South facing rear garden, ideal for family and relaxing, the patio area is finished with paving stones, garden laid mainly to lawn with vegetable patch to the rear, there are also established plants to borders.

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	

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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