



# 116B Broadway East , Redcar, TS10 5DP

£110,000

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## ENTRANCE

10'10" x 3'11" (3.30m x 1.19m )

Step through the UPVC double glazed front door and you'll find yourself in a spacious, light-filled hallway. This welcoming passageway connects seamlessly to both the inviting reception and dining area as well as the staircase leading up to the first floor.

## RECEPTION/ DINING ROOM

10'11" x 23'1" (3.33m x 7.04m )

The reception and dining area offers plenty of space for both a cozy seating arrangement and a full dining set, creating a versatile environment for relaxing or entertaining. Large sliding patio doors open directly onto the rear garden, filling the room with natural light and offering easy indoor-outdoor flow. The space also provides direct access to the kitchen, making mealtimes and gatherings even more convenient.

## KITCHEN

7'8" x 13'3" (2.34m x 4.04m )

The kitchen features a collection of light wood effect cabinets, including wall-mounted units, sturdy base cupboards, and spacious drawers that offer plenty of storage. A sleek built-in oven sits beneath an electric hob, making cooking convenient and efficient. Natural light pours in through a large UPVC window, while a matching door leads outside. There's ample space to accommodate your choice of free-standing appliances, so you can easily add a refrigerator,

dishwasher, or washing machine to suit your needs.

## LANDING

7'10" x 2'10" (2.39m x 0.86m)

The landing gains access to the three spacious bedrooms, bathroom and loft.

## BEDROOM ONE

7'10" x 16'8" (2.39m x 5.08m )

The first bedroom features a large UPVC window that lets in plenty of natural light, creating a bright and welcoming atmosphere. There's a radiator to keep the room warm and comfortable throughout the year. With ample floor space, the room easily accommodates a double bed along with larger wardrobes or storage units, making it ideal for anyone who needs both comfort and functionality.

## BEDROOM TWO

7'10" x 13'4" (2.39m x 4.06m )

The second bedroom features a modern UPVC window that lets in plenty of natural light and is fitted with a radiator to keep the space warm and comfortable. There's enough room for a small double bed, with just enough extra space to accommodate a few larger storage units—though you'll want to be mindful of the layout to avoid things feeling cramped.

### BEDROOM THREE

12'5" x 10'1" (3.78m x 3.07m )

The third bedroom features a modern UPVC window that lets in plenty of natural light. There's a radiator to keep the space comfortable year-round. The room is well-suited for a single bed and offers just enough room for a wardrobe or a small chest of drawers, making it ideal for a child, guest, or as a compact home office.

### FAMILY BATHROOM

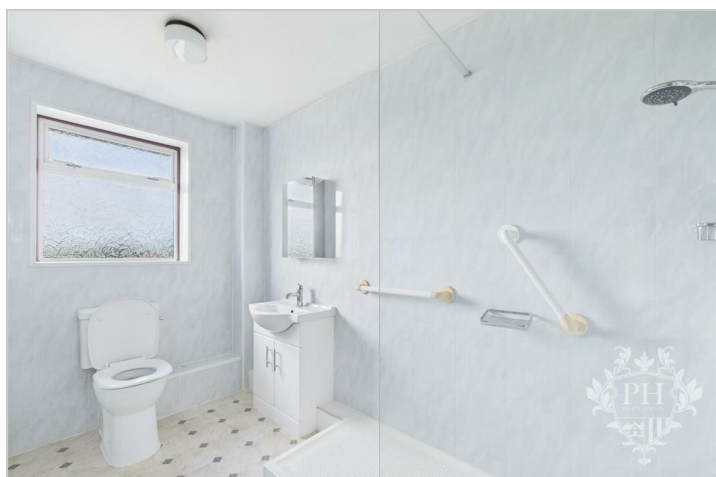
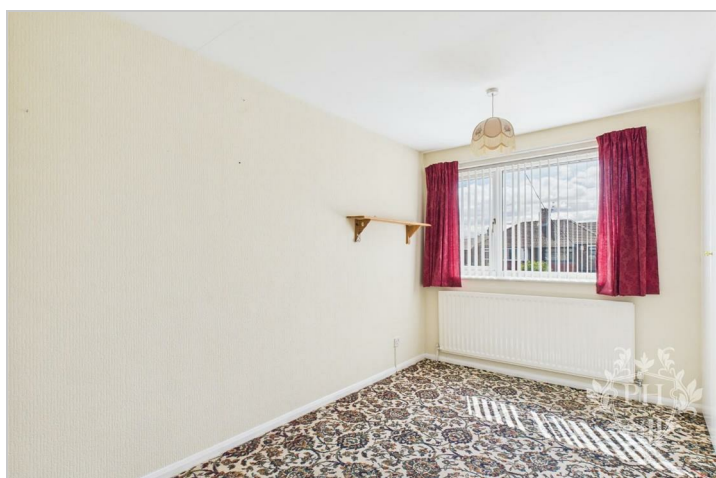
6'3" x 10'1" (1.91m x 3.07m )

The family bathroom features a sleek, contemporary three-piece suite, anchored by a spacious shower cubicle equipped with a precise thermostatic shower for effortless temperature control. A stylish hand basin sits atop a built-in storage unit, providing a convenient spot to tuck away toiletries and towels, while the low-level W.C. blends seamlessly into the modern design. Soft, natural light filters through a frosted UPVC window, ensuring privacy without sacrificing brightness. A

sturdy radiator keeps the space comfortably warm, and the walls are finished with elegant cladding that adds both texture and a touch of luxury to the room.

### EXTERNAL

This property features a private driveway and an attached garage, both framed by a well-kept lawn at the front of the house. At the back, you'll find a spacious, grassy garden—perfect for relaxing or entertaining outdoors. The home is also conveniently located just a short walk from local shops, amenities, and schools, making daily errands and school runs easy and stress-free.



Road Map



Hybrid Map



Terrain Map



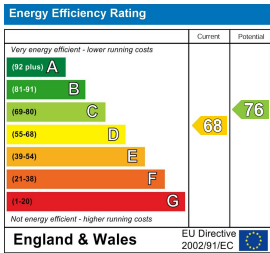
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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