



# Inglebys

Estate Agents



## 30 Cedar Grove

Redcar, TS10 3LX

**Offers Around £157,500**



We are delighted to offer for sale this Immaculately Presented, and Deceptively Spacious 3-Bedroom Family Home. Offering Versatile Accommodation across Two Floors, Early Viewing is Advised.



Competitively Priced to Encourage a Quick Sale, a Deceptively Spacious 3 Bedroom Semi-Detached Residence, with 3 Reception Rooms, Off Street Parking for 2 Cars. Large Enclosed Rear Garden with Patio area, complete with Retractable Sun Canopy. Early Viewing of this Stunning Family Home is Advised.

Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D Rating

**Lounge 13'6" x 9'11" (4.12m x 3.04m)**

uPVC window to the front aspect, double radiator, cast fire surround with tiled back plate, stone hearth. double radiator.

**Dining Room 11'8" x 11'1" (3.58m x 3.38m)**

Single Radiator, understairs storage, archway to kitchen, carpet

**Hallway**

Single Radiator, laminate flooring, carpeted stairs to first floor

**Additional Hallway to Lounge**

uPVC window to the side aspect, storage cupboard housing combi boiler.

**Bathroom 5'8" x 5'6" (1.73m x 1.69m)**

White suite with curved panel bath, shower over glazed screen, part tiled, laminate flooring, black heated towel rail, down lights, extractor, part tiled, laminate flooring

**Kitchen (L-shaped) 13'2" x 11'5" (4.02m x 3.5m)**

Range of wall, base units and drawers finished in grey and white, granite effect laminate worktops, granite effect sink and drainer with black mixer tap, breakfast bar, tiled splashbacks, stainless steel gas hob, electric oven, pull out extractor hood, plumbing for washing machine, single radiator, access to rear porch, double glazed door to rear garden.

**First Floor**

**Landing**

Storage cupboard, window to side aspect

**Bedroom One 13'11" x 9'10" (4.26m x 3.01m)**

uPVC window to the front aspect, single radiator, alcove storage, deep pile carpet

**Bedroom Two 14'2" x 11'7" (4.34m x 3.55m)**

uPVC window to the rear aspect, single radiator, carpet. Access to boarded loft with light and electricity

**Bedroom Three 7'7" x 5'11" (2.33m x 1.82m)**

uPVC window to the front aspect, carpet

**Externally**

Front

Driveway with parking for two cars

Rear

Enclosed garden laid to lawn. established hedges, block paved patio, retractable sun awning

**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.

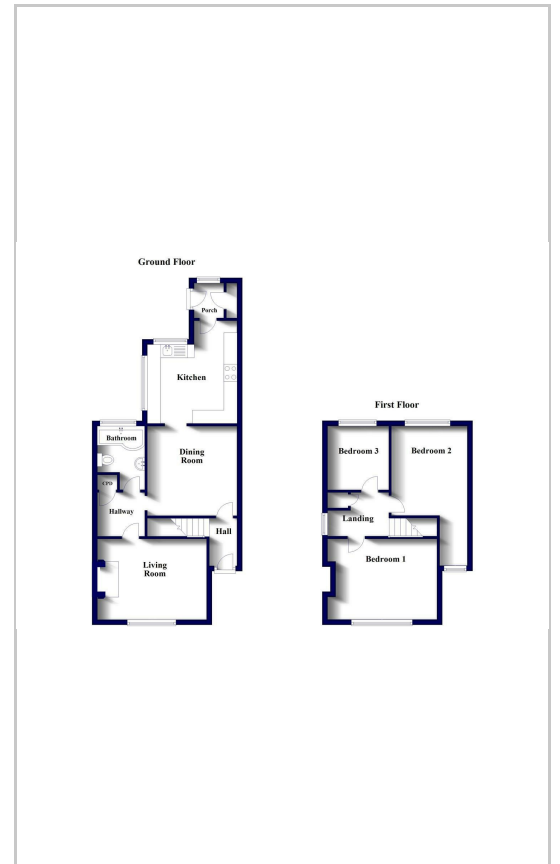
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

