

COLLEGE GARDENS, REDCAR, TS10 2GU



- ▲ Detached Bungalow
- ▲ Three Double Bedrooms
- ▲ Sought After Location
- ▲ Fantastic Spacious Property Both Inside & Out

- ▲ High Gloss Kitchen Diner with Separate Utility Room
- ▲ Garage
- ▲ Generous Gardens
- ▲ No Chain Sale

£290,000

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Offered for sale with no chain, this spacious detached bungalow is located within a popular and sought after development and is brilliant for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 5.22m (17'2") reducing to 1.27m (4'2") x 5.27m (17'3") reducing to 0.94m (3'1")

Part glazed composite entrance door, wide plank oak laminate flooring, radiator and modern style panelled doors to all rooms including twin storage cupboards.

LIVING ROOM - 3.03m x 4.72m (9'11" x 15'6")

A nicely presented room with feature wall, marble fireplace with electric fire, radiator and UPVC window.

KITCHEN DINER - 4.00m (13'1") reducing to 2.10m (6'11") x 2.70m (8'10") reducing to 2.50m (8'2")

A high gloss fitted kitchen with stainless steel handles and soft closing doors, contrasting square edge worktops and upstands, integrated Zanussi electric oven and gas hob with glass splashback and stainless steel extractor hood, integrated fridge freezer and plumbing for dishwasher. Wide plank laminate flooring flows through to the dining space with radiator, TV point, spotlight lighting, twin UPVC windows overlook the rear garden and door to the utility.

UTILITY - 1.81m x 1.79m (5'11" x 5'10")

Matching kitchen units and worktops, plumbing for washing machine and space for a tumble dryer. A cupboard houses the Potterton Promax combi boiler, and part glazed door to the driveway and rear garden.

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BEDROOM ONE - 2.74m (9') x 4.07m (13'4") including wardrobes

A spacious room with integrated wardrobe storage with soft closing doors, wide plank oak laminate flooring, radiator and UPVC window.

BEDROOM TWO - 3.07m (10'1") reducing to 1.05m (3'5") x 2.71m (8'11") reducing to 2.44m (8')

A double room with neutral carpet, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.71m x 2.71m (8'11" x 8'11")

Currently used as a dining room, this double room has neutral décor including carpet, radiator and UPVC window overlooks the rear garden.

BATHROOM - 1.90m x 2.15m (6'3" x 7'1")

A white suite with remote start thermostatic shower, extractor fan, part tiled, part UPVC clad walls, radiator, contrasting vinyl flooring and UPVC window.

EXTERNALLY

GARAGE - 2.62m x 4.92m (8'7" x 16'2")

With an up and over entrance door, power, lighting and shelved storage.

PARKING & GARDENS

The front of the property benefits from a double block paved driveway and pathways, neat lawned frontage and gated access to the rear garden. The generous rear garden is mainly laid to lawn with gravelled borders, outdoor tap and gated access to the driveway.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

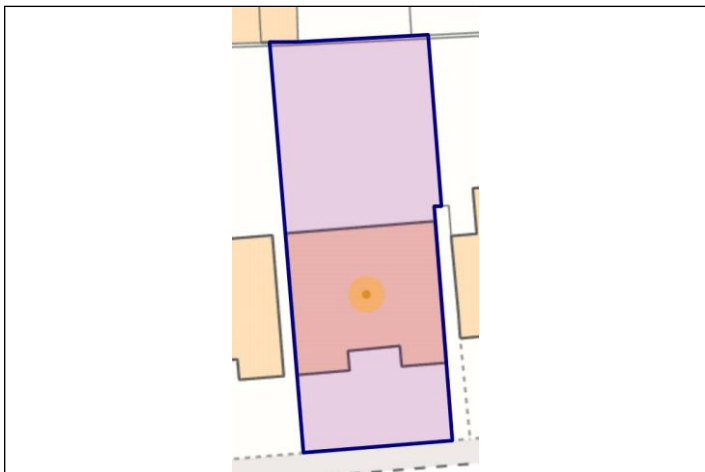
AGENTS REF: - CF/LS/RED260033/18052026

Council Tax Band: D **Tenure:** Freehold

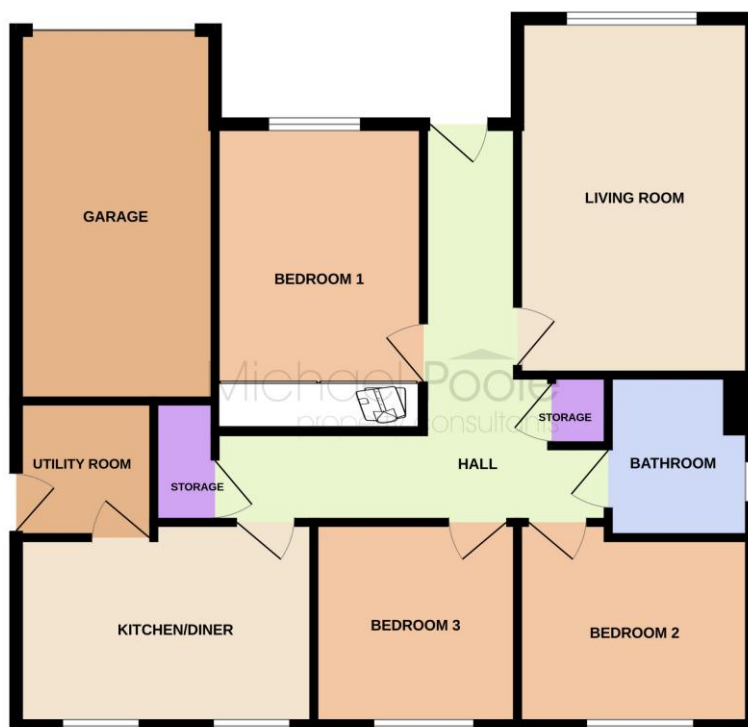
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GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	82 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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