



45 Ryehills Close

Redcar East, Redcar, TS10 2FA

Offers in excess of £190,000

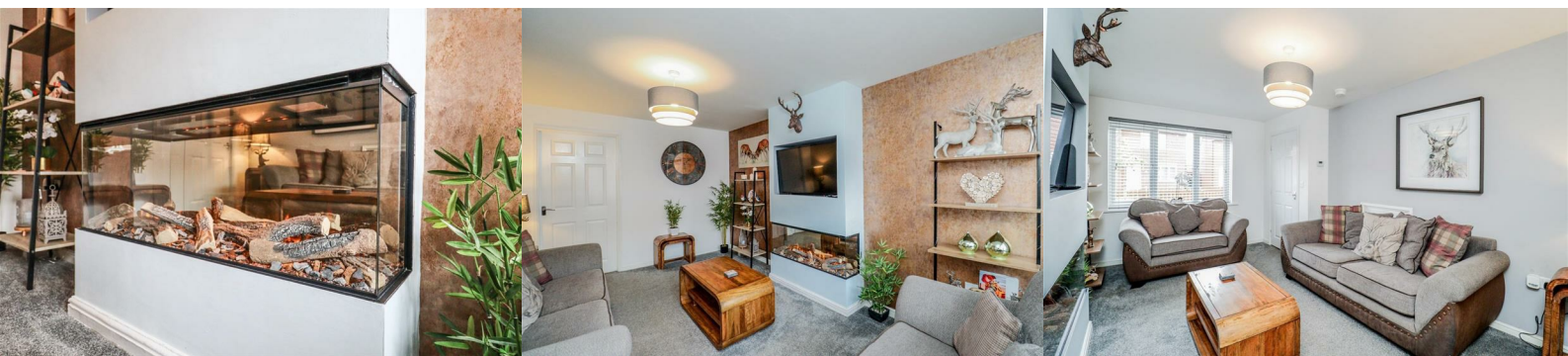


WATCH THE VIDEO - For Sale With The Advantage of No Onward Chain - Gleeson Homes 'The Fergus' Is A Beautiful Three Bedroom Property Benefitting From A Bright Living Room, Which Leads Into A Contemporary Open-Plan Kitchen-Diner.

Enjoy Seamless Indoor-Outdoor Living With French Doors Leading Out Onto The Garden And A Handy Downstairs WC. Timber Decked Seating Area, Pergola & Hot Tub Base.

Upstairs You'll Find A Spacious Master Bedroom, And Two Further Bedrooms Plus A Family Bathroom Recently Decorated & Finished With Porcelanosa Tiling.

An Integral Garage And Private Drive Provide Off-Road Parking To Complete This Home Perfectly.



Location
From Redcar Lane Turn Onto Warwick Road, Then Right Onto Ryehills Close. The Property Sits On The Right-Hand Side.

Ings Farm Primary School (Outstanding) - 8 Minute Walk
Wheatlands Primary School (Good) - 16 Minute Walk
Lakes Primary School - 6 Minute Drive
Redcar Racecourse - 15 Minute Walk
Beachfront/Ocean Views/Promenade- 15 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance
Entrance Door, Door Leading Into The Living Room, Staircase To The First Floor, uPVC Double Glazed Window.

Living Room
Media Wall With Panoramic Feature Glass Fire, uPVC Double Glazed Window, Radiator, Door Leading To The Kitchen/Diner.

Kitchen/Diner
Fitted With A Range Of Base, Drawer & Wall Units, Worktops Incorporating A Sink Unit & Mixer Tap, Built-In Oven, Hob With Overhead Extractor Fan, Space For A Fridge Freezer & Washing Machine, Space For A Table & Chairs, French Doors Leading Out To The Garden, uPVC Double Glazed Window, Door Leading To The W.C, Radiator.

Ground Floor W.C
White W.C, Hand Wash Basin, Radiator.

Integral Garage
Up & Over Door, Power Supply, Light.

First Floor Landing
Open Spindle Balustrade, Provides Access To The Bedrooms & Bathroom.

Master Bedroom
Dual Aspect uPVC Double Glazed Windows, Radiator.

Bedroom Two
uPVC Double Glazed Window, Radiator.

Bedroom Three
uPVC Double Glazed Window, Radiator.

Family Bathroom
Part Tiled & Fitted With A White Suite Comprising: Bath With Overhead Shower & Screen, Hand Wash Basin, W.C, uPVC Double Glazed Window, Radiator.

Loft Space
Insulated.

Energy Performance Rating B
The Full Energy Efficiency Certificate Is Available On Request.

Property Information
Tenure: Freehold
Local Authority: Redcar & Cleveland Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: B
Management Information: TBC
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Two Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None
Note: We are required under the Estate Agents Act 1979, and the Provisions of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

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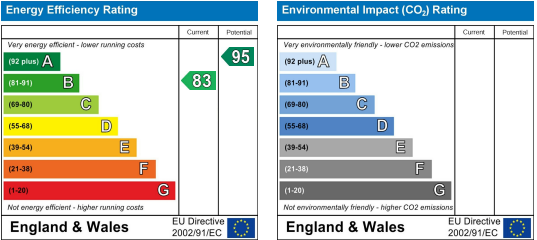
Area Map



Floor Plans



Energy Efficiency Graph



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