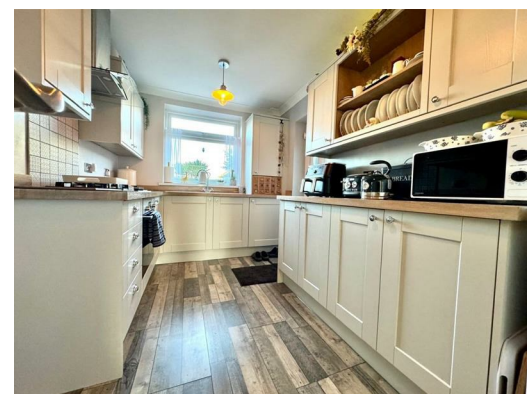


# KINGS

Local Experts, National Coverage



## Redcar

Immaculately presented and much improved extended 4 bedroom semi-detached property, situated in sought after Marske Village location yards from the beach and headlands. Offering generous living accommodation with 2 reception rooms, front and rear gardens along with block paved driveway leading to garage.

**£259,950**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		82
B (81-90)		
C (69-80)		
D (55-68)	68	
E (49-54)		
F (39-48)		
G (1-38)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



# 78 Hummershill Lane

Marske-By-The-Sea | Redcar | TS11 7DJ

## Entrance Porch

Composite double glazed door, side aspect, uPVC double glaze window, front aspect, door into Hallway.

## Hallway

Laminate flooring, radiator, leads to Lounge, Kitchen and staircase.

## Lounge

16'4" x 13'8" (5m x 4.17m)

uPVC double glazed window, front aspect, feature fireplace incorporating wood burning stove, decorative coving, radiator.

## Kitchen

13'10" x 8'6" (4.24m x 2.60m)

uPVC double glazed window, rear aspect, range of wall, floor, drawer and display units, integrated electric oven and gas hob, overhead extractor hood, tiled splashback, plumbing for washing machine, door into Dining Room, uPVC double glazed door, side access into Garden.

## Dining Room

10'8" x 11'3" (3.26m x 3.44m)

uPVC double glazed window, rear aspect, feature fireplace, decorative coving, radiator.

## Landing

Access into loft via hatch, leads to Bedrooms and Bathroom.

## Bedroom One

14'7" x 11'4" (4.45m x 3.46m)

uPVC double glazed window, front aspect, radiator.

## Bedroom Two

17'4" x 7'0" (5.3m x 2.14m)

uPVC double glazed window, front and rear aspect, radiator.

## Bedroom Three

12'8" x 12'4" (3.87m x 3.78m)

uPVC double glazed window, rear aspect, fitted cupboard, radiator.

## Bedroom Four

9'11" x 8'4" (3.03m x 2.56m)

uPVC double glazed window, front aspect, radiator.

## Bathroom

uPVC double glazed frosted windows, rear aspect, low level W/c, vanity unit with wash hand basin, panelled bath with overhead shower and glass screen, tiled surround.

## Front Garden

Mainly laid with lawn, boarded with small plants and shrubs.

## Rear Garden

Mainly laid to lawn, boarded with gravel, plants and shrubs.

## Driveway

Block paved Driveway leading to Garage.

## Garage

19'1" x 7'3" (5.84m x 2.22m)

Single Garage with up and over door.

## Council tax band

C

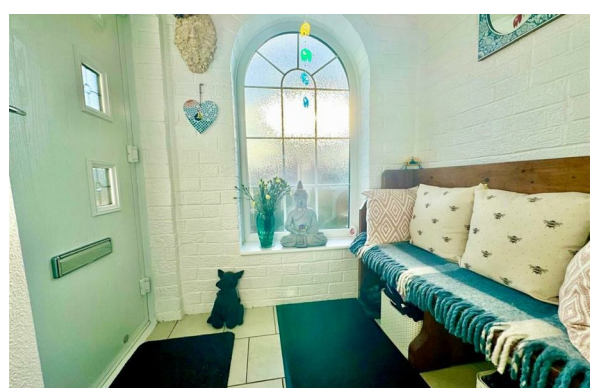
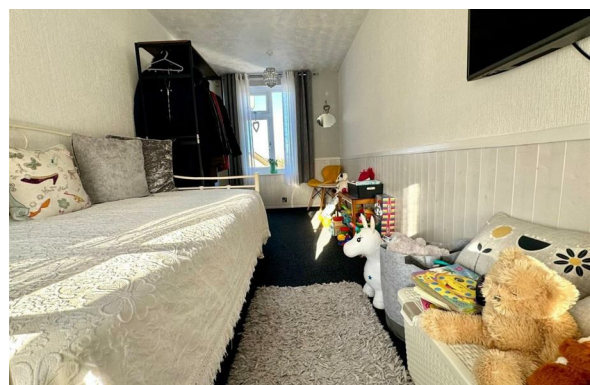
## Agents notes

Services: All descriptions of any appliances of service should not be relied upon that there are in good working order. The buyer should obtain verification from their solicitor or other qualified person before entering into any commitment on the property.

Measurements: All measurements are approximate and should not be relied upon. Should you require more accurate measurements this can be arranged through our office.

Description: Dimensions, descriptions, necessary permission and other details are given without responsibility any intending purchaser must satisfy themselves by inspection or otherwise as to the accuracy of them.

No person in the employment of kings estate agents has an authority to make or give representation or warranty in relation to this property.



Hummershill Lane



Ground Floor

First Floor

Not to Scale, Produced by The Plan Portal 2024  
For Illustrative Purposes Only.