

# KINGS

Local Experts, National Coverage



## Redcar

Well presented detached bungalow, ideally situated in quiet cul-de-sac location. Offered for sale with generous lounge/diner, 2 bedrooms, front and rear gardens, double length driveway leading to garage along with no forward chain. Please call to arrange your viewing.

**£199,950**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(32 plus) <b>A</b>		
	(21-31) <b>B</b>		
	(19-20) <b>C</b>		
	(15-18) <b>D</b>		
	(12-14) <b>E</b>		
Not energy efficient - higher running costs	(8-11) <b>F</b>		
	(1-7) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

# 6 East Lodge Gardens

Kirkleatham | Redcar | TS11 8HL

## Entrance Hall

uPVC double glazed door, side access, radiator, leads to Lounge/Diner, Kitchen, W/c, Bathroom and Bedrooms.

## Lounge/Diner

22'4" x 12'10" reducing to 10'4" (6.83m x 3.93m reducing to 3.15m)  
uPVC double glazed bow windows, front aspect, feature fireplace, laminate flooring, decorative coving, radiators.

## Kitchen

10'10" x 9'10" (3.32m x 3.02m)  
uPVC double glazed bow window, side aspect, range of wall, floor and drawer units, integrated electric oven with halogen hob, tiled splashback, plumbing for washing machine, uPVC double glazed door, rear access into Garden.

## Bedroom One

10'6" x 11'1" (3.22m x 3.38m)  
uPVC double glazed window, rear aspect, fitted wardrobes, decorative coving, radiator.

## Bedroom Two

11'0" x 8'2" (3.36m x 2.51m)  
uPVC double glazed window, side aspect, radiator.

## W/c

uPVC double glazed frosted window, side aspect, low level W/c.

## Bathroom

uPVC double glazed frosted window, side aspect, pedestal wash hand basin, panelled bath with overhead shower, part tiled surround, radiator.

## Front Garden

Mainly laid with lawn.

## Rear Garden

Mainly paved, bordered with shrubs and plants.

## Driveway

Double length driveway leading to Garage.

## Garage

Brick built detached garage with up and over door.

## Council Tax Band

D

## 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.



Not to Scale.

For Illustrative Purposes Only.

