

# KINGS

Local Experts, National Coverage



## Redcar

3 Bedroomed semi-detached property, ideally situated within easy reach of local schools, shops and transport links. Offering spacious living accommodation with open plan lounge/diner, along with front and expansive rear gardens and off road parking.

£145,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# 71 Thames Road

| Redcar | TS10 1PW

## Entrance Hall

uPVC double glazed door, front access, radiator, under stair storage cupboard, leads to lounge/Diner, kitchen and staircase.

## Lounge/Diner

31'7" x 10'9" (9.68m x 3.3m)

uPVC double glazed bay window, front aspect, uPVC double glazed windows, rear aspect, feature fireplace incorporating coal effect fire, radiators x2, decorative coving, uPVC double glazed French doors, rear access into Garden.

## Kitchen

17'7" x 6'2" (5.38m x 1.9m)

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

## Landing

uPVC double glazed window, side aspect, leads to Bedrooms and Bathroom.

## Bedroom One

13'5" x 11'9" (4.1m x 3.6m)

uPVC double glazed bay window, front aspect, fitted wardrobes, radiator.

## Bedroom Two

11'5" x 10'11" (3.5m x 3.35m)

uPVC double glazed window, rear aspect, radiator.

## Bedroom Three

8'10" x 5'6" (2.7m x 1.7m)

uPVC double glazed window, front aspect, radiator.

## Bathroom

uPVC double glazed frosted window, rear aspect, low level W/c, pedestal wash hand basin,

panelled bath with overhead shower, glass shower screen, tiled surround, chrome heated towel rail.

## Front Garden

Mainly laid to lawn.

## Rear Garden

Raised decking leading from house, then mainly laid to lawn.

## Council Tax Band

B

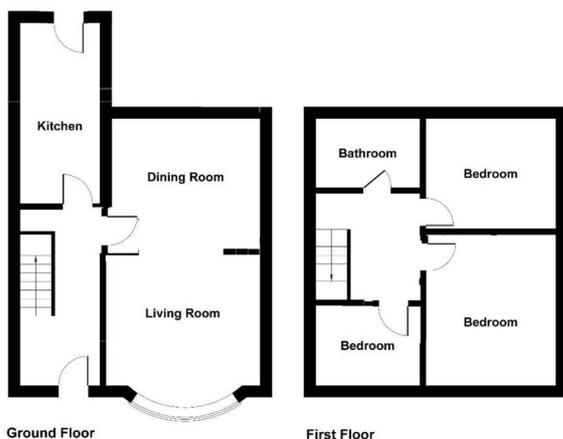
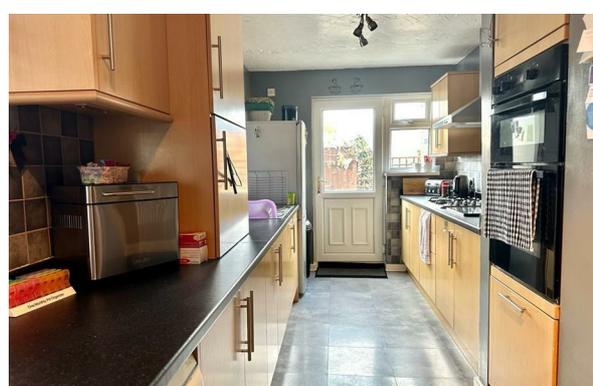
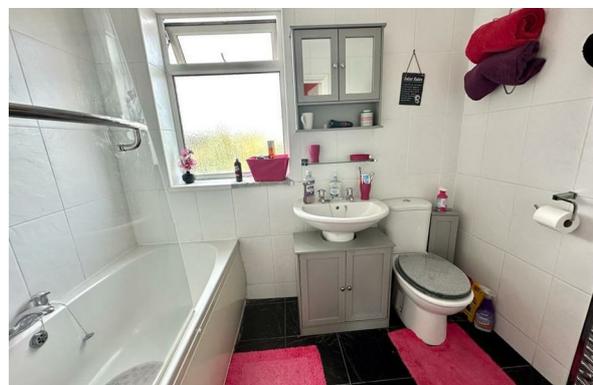
## Agents Notes

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.



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