

# KINGS

Local Experts, National Coverage



## Redcar

Immaculately presented and fully renovated 3 bedrooomed end terrace property, situated within easy reach of local schools, shops and transport links. Would make an ideal 1st time purchase or investment, offering generous living accommodation with open plan kitchen/diner, newly fitted bathroom, rear courtyard and no forward chain.

£99,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-60) C		
(55-48) D		
(39-44) E		
(21-18) F		
(11-00) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# 23 Elton Street

| Redcar | TS10 2AD

## Entrance Hall

uPVC double glazed door, front access, leads to lounge.

## Lounge

14'5" x 11'3" (4.41m x 3.45m)

uPVC double glazed window, front aspect, feature fireplace, storage cupboard, decorative coving, radiator, door into Dining Room.

## Dining Room

12'3" x 8'0" (3.74m x 2.46m)

uPVC double glazed window, rear aspect, radiator, leading to Staircase, open plan into kitchen.

## Kitchen

14'9" x 8'3" (4.50m x 2.54m)

uPVC double glazed window, side aspect, range of wall, floor, drawer and display units, integrated electric oven and hob, glass splashback and overhead extractor hood, plumbing for washer, door into Rear Lobby.

## Rear Lobby

Leads to Bathroom, uPVC double glazed door, side access into Yard.

## Bathroom

uPVC double glazed frosted window, rear aspect, vanity unit with wash hand basin and low level W/c, walk in double shower with glass screen, chrome heated towel rail.

## Landing

Leads to Bedrooms and Bathroom.

## Bedroom One

14'11" x 12'2" (4.55m x 3.71m)

uPVC double glazed window, front aspect, radiator.

## Bedroom Two

12'10" x 9'2" (3.92m x 2.81m)

uPVC double glazed window, rear aspect, radiator.

## Bedroom Three

8'5" x 7'8" (2.58m x 2.36m)

uPVC double glazed window, front aspect, radiator.

## Rear Yard

Rear enclosed yard.

## Council Tax Band

A

## 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.

