

# KINGS

Local Experts, National Coverage



## Redcar

Seaside character cottage possibly in one of Redcar's premium locations, with stunning sea view and presented to an exceptional standard throughout. In addition there is a one bedoomed cottage to the rear, providing self contained living accommodation along with useful land currently providing extensive car parking, that could be a further development opportunity (subject to usual planning consents).

£260,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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

# 70 Esplanade

| Redcar | TS10 3AH

## Entrance

uPVC double glazed door, side access into Kitchen.

## Kitchen

12'7" x 13'4" (3.84m x 4.06m )

uPVC double glazed window, side aspect, range of wall, floor and drawer units, integrated electric oven and hob, overhead extractor, tiled splashback, plumbing for washing machine, decorative coving, inset spotlights, radiator, door into Kitchen and Hallway.

## Lounge

16'3" x 13'11" (4.95m x 4.24m )

uPVC double glazed bay window, front aspect, feature fireplace incorporating fire, decorative coving, radiator.

## Hallway

Boiler cupboard, radiator, leading to Bathrooms and Bathroom.

## Bedroom One

13'9" x 6'9" (4.19m x 2.06m )

uPVC double glazed window, side aspect, fitted wardrobes, decorative coving, inset spotlights, radiator.

## Bedroom Two

13'9" x 8'6" (4.19m x 2.64m )

uPVC double glazed window, side aspect, decorative coving, inset spotlights, radiator.

## Bathroom

Low level W/c, vanity unit with wash hand basin, walk in double shower with glass screen, tiled surround, radiator, inset spotlights.

## Rear cottage

### Lounge

17'5" x 9'6" (5.31m x 2.90m )

uPVC double glazed window, side aspect, decorative coving, laminate flooring, access into loft space, radiator, door into Kitchen.

## Kitchen

9'92 x 5'1" (2.74m x 1.55m )

uPVC double glazed window, side aspect, range of wall floor, and drawer units, integrated electric oven and hob, overhead extractor, tiled splashback, radiator, laminate flooring, inset spotlights, boiler cupboard, door into Bedroom.

## Bedroom

10' x 10'5" (3.05m x 3.18m )

uPVC double glazed window, side aspect, Skylight , decorative coving, inset spotlights, laminate flooring, radiator, door to Bathroom.

## Bathroom

low level W/c and wash hand basin, shower cubical with glass screen, inset spotlights.

## Land

Generous plot of land to side with gated access.

## Council tax band

A & 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



The Esplanade



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