



Ridlington Way, King Oswy, TS24 9QA
2 Bed - House - End Terrace
£99,950

Council Tax Band: A
EPC Rating: B
Tenure: Freehold

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Ridlington Way King Oswy, TS24 9QA

*** WAS £110,000 *** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A deceptively spacious and well proportioned two bedroom end terraced property occupying a generous corner position on Ridlington Way in a popular part of King Oswy. The home has been EXTENDED and enhanced to both the side and rear to allow versatile accommodation, ideal for a wide variety of buyers, with FOUR RECEPTION AREAS. A rarity to the market, with great potential, an internal viewing comes highly recommended, whilst current features include gas central heating, uPVC double glazing and solar panels. The home occupies a very favourable position with gardens to three sides, off street parking and detached garage. The internal layout comprises: entrance hall, sitting room/potential ground floor bedroom, lounge, separate dining room linking to the kitchen, garden room, rear lobby/utility room, ground floor WC, two good sized bedrooms and modern shower room incorporating a three piece white suite and chrome fittings. Externally is a lawned front garden, side patio, block paved rear and driveway to the front of the garage.











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, with uPVC double glazed side screens, staircase to the first floor, fitted carpet, convector radiator, access to:

SITTING ROOM/POTENTIAL GROUND FLOOR BEDROOM

15'6 x 10'8 (4.72m x 3.25m)

Offering a variety of uses, with uPVC double glazed bow window to the front aspect, uPVC double glazed French door with matching side screens to a side patio area, fitted carpet, dado rail, coving to ceiling.

FAMILY LOUNGE

16'9 x 14'11 (5.11m x 4.55m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with gas fire, fitted carpet, television point, single radiator.

SEPARATE DINING ROOM

10'10 x 8'7 (3.30m x 2.62m)

uPVC double glazed window into the garden room, fitted carpet, single radiator, built-in storage cupboard with gas central heating boiler, additional shelved storage cupboard, single radiator, access to:

EXTENDED KITCHEN

19'7 x 5'7 narrowing to 5'4 (5.97m x 1.70m narrowing to 1.63m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, tiling to splashback, built-in electric double oven with separate four ring gas hob and extractor hood over, recess with plumbing for washing machine, recess for fridge, space for further free standing appliances, laminate flooring, coving to ceiling, uPVC double glazed door to the rear lobby, further access to the garden room.

GARDEN ROOM

10'5 x 9'4 (3.18m x 2.84m)

Modern laminate flooring, uPVC double glazed windows, single radiator.

REAR LOBBY/UTILITY AREA

6'5 x 5'5 (1.96m x 1.65m)

uPVC double glazed rear access door, uPVC double glazed window, 'tile' effect vinyl flooring, access to:

GROUND FLOOR WC

Fitted with a low level WC in white, panelling to walls, 'tile' effect vinyl flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM ONE

16'10 into wardrobes x 10'5 (4.88m '3.05m into wardrobes x 3.18m)

A good size master bedroom with wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, useful over stairs storage cupboard, convector radiator.

BEDROOM TWO

12'7 x 8'6 (3.84m x 2.59m)

uPVC double glazed window to the rear aspect, fitted carpet, built-in wardrobes, convector radiator.

SHOWER ROOM/WC

6'11 x 5'4 (2.11m x 1.63m)

Fitted with a three piece white suite and chrome fittings comprising: corner shower cubicle, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, tiling to walls, 'tile' effect vinyl flooring, uPVC double glazed window to the rear aspect, double radiator.

OUTSIDE

The property features gardens to three sides, with a predominantly lawned front garden and side patio area. A block paved driveway in front of the garage provides useful off street parking, with further block paving to the rear.

GARAGE

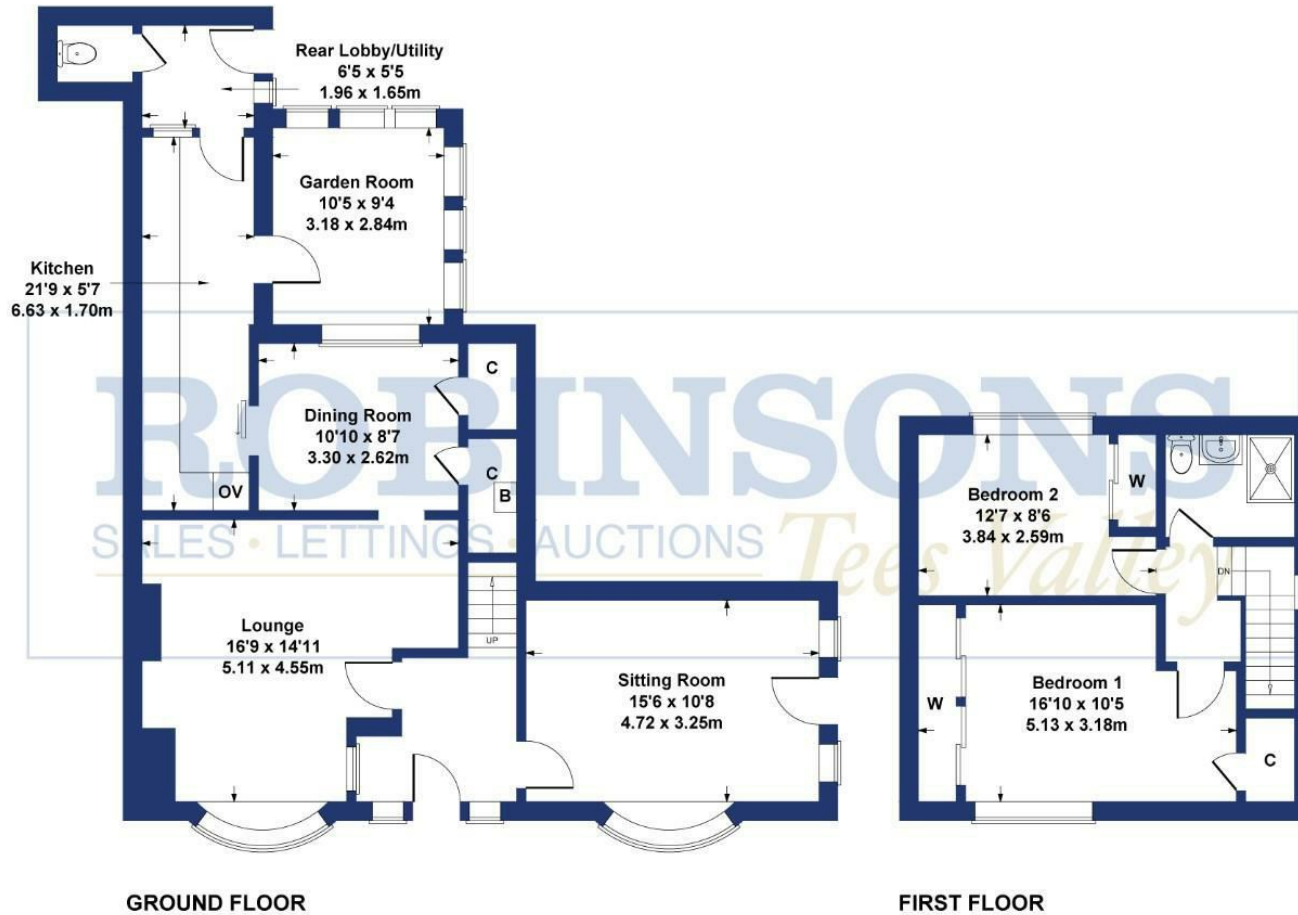
Double timber doors to the front and personal door from the rear.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Ridlington Way
Approximate Gross Internal Area
1281 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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