



**FOR
SALE**



Ryehills Close, Redcar, TS10

£159,995 Freehold

- Entrance Hallway
- Two Bedroom
- Fully Enclosed Rear Garden
- Downstairs W.C.
- UPVC Double Glazing

- Living Room
- Kitchen/Breakfast Room
- Bathroom
- Detached Garage
- Gas Central Heating

Ryehills Close, Redcar, TS10

We are delighted to offer for sale this delightful two bedroom semi-detached property situated on the recently built Gleeson Estate. This property is in great condition throughout and benefits from a DETACHED GARAGE, two great sized bedrooms and an UPGRADED Gleeson kitchen and bathroom.

The enclosed South facing rear garden offers plenty of space with views over Rye Hills Academy and access to the garage and driveway.

This property also comes with remaining NHBC Warranty - (10 years from build) and high efficiency combination boiler and central heating system.

Briefly the accommodation comprises; Entrance Hallway, Living Room, Downstairs W.C, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom, Front & Rear Gardens, Detached Garage, Driveway.

This Estate is a small development and sold out quickly first time around only a couple of years ago.

To avoid disappointment, we would certainly recommend an early viewing.

Please contact us today to arrange your viewing we would be delighted to assist you with your move.

Please note that Weekend and Evening viewings are available on request.

Entrance Hallway

Carpeted. Fuse box. Smoke detector. Radiator.

Living Room 15'3" x 10'1"

Carpeted. Radiator. Storage cupboard. Heating controls. The heating has dual thermostats which offer independent heating for each floor.

Kitchen/Breakfast Room 13'7" x 7'10"

Radiator. W/C. Vinyl flooring. Grey tiling around the kitchen area. Integrated Zanussi electric oven and hob. Extractor hood. Stainless steel sink with one bowl and mixer tap. French patio doors leading to rear garden. High gloss base and wall mounted units in grey with complimentary Formica worktops.

WC 5'4" x 3'3"

Vinyl flooring. Wash hand basin. Toilet. Radiator.

Landing

Carpeted. Extractor isolator switch. Radiator. Loft hatch. Smoke detector.

Bedroom 1 13'7" x 10'2"

Carpeted. Radiator.

Bedroom 2 13'0" x 7'6"

Carpeted. Radiator.

Bathroom 7'5" x 5'10"

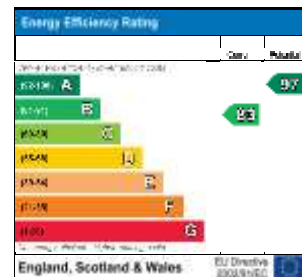
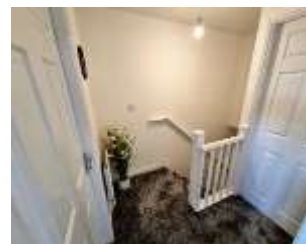
Vinyl flooring. White bathroom suite comprising; Toilet, Sink, Bath with mains fed shower and fitted shower rail. Shower head also off taps. Extractor fan. Partially grey tiling around bath. Chrome wall mounted towel rail. Radiator.

Externally

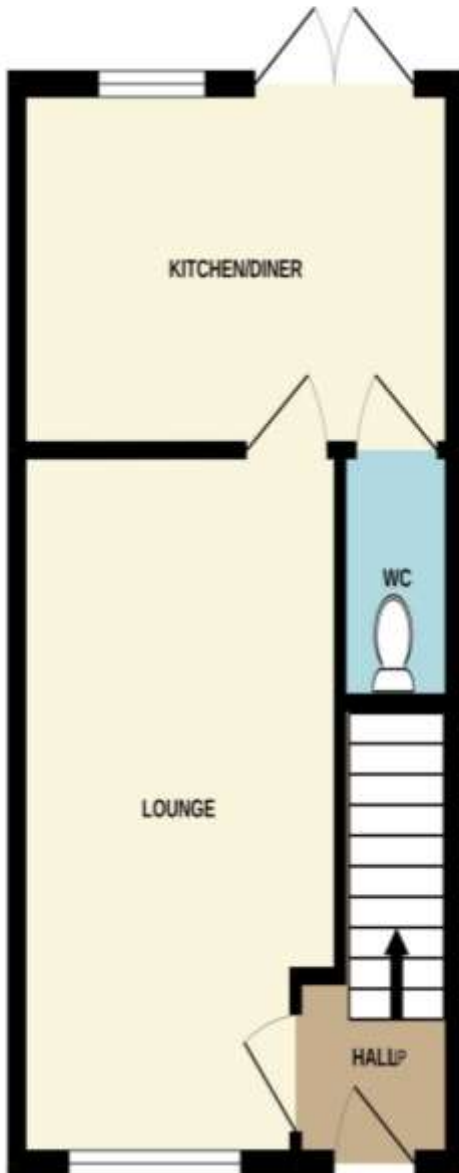
Fully enclosed rear garden which is mainly laid to lawn offering access to driveway and garage. Front of property laid to lawn, pathway, driveway.

Detached Garage

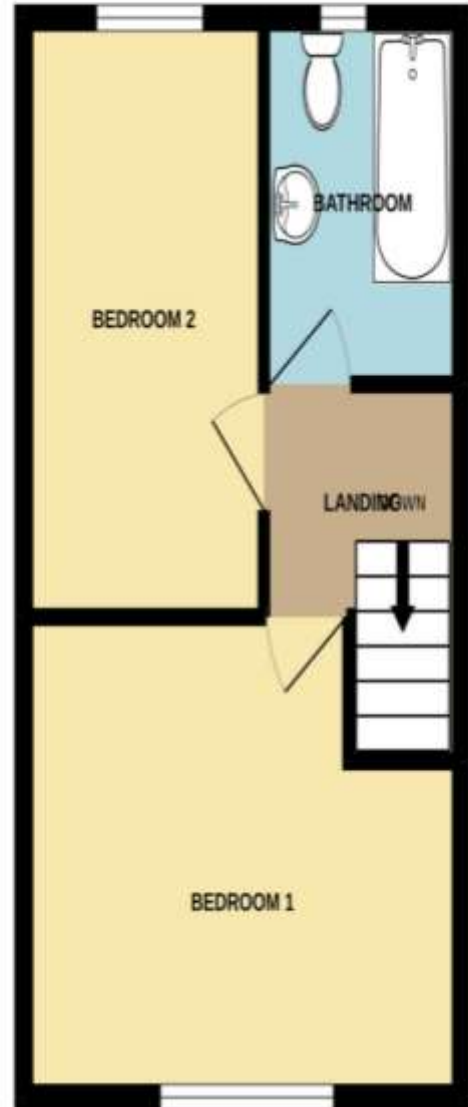
Includes lighting with dual sockets to the front and rear.



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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