

## HOLYHEAD DRIVE, REDCAR, TS10 2QS



- ▲ No Chain
- ▲ Detached Property
- ▲ Three Double Bedrooms
- ▲ Highly Popular Ings Location
- ▲ Fantastic Family Home

- ▲ 22ft Plus Lounge Diner
- ▲ Magnet Oak Kitchen
- ▲ Hensons Conservatory
- ▲ Garage
- ▲ Landscaped Gardens

**£225,000**

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Offered for sale with no chain and located on the ever popular lngs development, this detached immaculately presented family home ticks plenty of boxes. Offering neutral decoration throughout and stunning landscaped gardens. Early viewing is essential to fully appreciate this lovely property.

**GROUND FLOOR**

**ENTRANCE HALL - 1.24m x 1.37m (4'1" x 4'6")**

Triple glazed UPVC entrance door, radiator, triple glazed UPVC window and oak panelled door to the lounge diner.

**LOUNGE DINER - 3.35m (11') reducing to 2.77m (9'1") x 6.83m (22'5") reducing to 4.51m (14'10")**

A generous well-presented room with oak fire surround with marble inset and hearth and electric fire, radiators, feature lighting, staircase to the first floor, triple glazed window, oak panelled door to the kitchen and French doors to the conservatory.

**KITCHEN - 3.04m x 2.80m (10' x 9'2")**

A Magnet country style oak kitchen with soft closing doors and roll edge worktops, integrated Neff electric oven and hob with extractor hood, integrated fridge freezer and washing machine. Part tiled walls with mosaic inserts, chrome ladder radiator, feature lighting, tiled flooring with electric under floor heating, triple glazed UPVC window and part glazed door to the rear garden.

**CONSERVATORY - 3.55m x 4.88m (11'8" x 16')**

Currently used as a dining space with neutral décor including carpet, radiator, UPVC windows and French doors to the rear garden.

**FIRST FLOOR**

**LANDING - 2.96m x 1.76m (9'9" x 5'9")**

With modern oak panelled doors to all rooms.

**TO VIEW:** Tel: 01642 285041

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## HOLYHEAD DRIVE, TS10 2QS

### **BEDROOM ONE - 3.02m x 3.72m (9'11" x 12'2")**

A light and bright room with masses of integrated wardrobe storage, radiator, chrome sockets and switches and triple glazed UPVC window.

### **BEDROOM TWO - 3.02m x 3.06m (9'11" x 10')**

A double room with fitted wardrobes and drawer storage, integrated storage cupboard housing the Baxi DuoTec combi boiler, radiator and triple glazed UPVC window overlooks the rear garden.

### **BEDROOM THREE - 2.96m x 2.70m (9'9" x 8'10")**

Currently used as a fully fitted home office space with a large amount of storage and enough space for a double bed if required. Radiator and triple glazed UPVC window.

### **BATHROOM - 2.92m x 2.20m (9'7" x 7'3")**

A spacious modern white suite with roll top freestanding bath with rinser attachment, quadrant thermostatic shower with extractor fan, granite tiled flooring and electric under floor heating, illuminated mirror, chrome ladder radiator, fully tiled walls with decorative inserts and triple glaze UPVC window.

### **EXTERNALLY**

### **GARAGE - 2.48m (8'2") x 4.82m (15'10") reducing to 3.84m (12'7")**

With remote roller entrance door, power, lighting and handy side access door.

**GARDENS & PARKING** - The front of the property benefits from an immaculately presented neat lawned frontage with border planting, paved driveway and gated access to the rear garden. The stunning landscaped rear garden with Indian stone pathways and seating areas, thoughtful border planting, gravelled borders, pond, storage shed and gated access to the driveway.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - CF/LS/EST250375/05092025

**Council Tax Band:** C      **Tenure:** Freehold

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Tel: **01642 285041**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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