

ROSEBERRY ROAD, REDCAR, TS10 4AW



- ▲ Three Bedroom Semi Detached Property
- ▲ Loft/Storage Room
- ▲ Highly Popular Residential Location
- ▲ Spacious Family Home Spanning Over 1,400 Sq. Ft

- ▲ 27ft Kitchen Diner
- ▲ Ground Floor WC
- ▲ Integral Garage
- ▲ Low Maintenance Rear Garden

Offers Over £225,000

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Located within a highly popular area of Redcar, this upgraded and improved family semi-detached home ticks plenty of boxes. This brilliant property spans over 1,400 sq. ft offering spacious living both inside and out and is nicely positioned for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.80m x 5.94m (5'11" x 19'6")

Part glazed composite entrance door with decorative lead work and twin sidelights, oak Karndean style flooring, radiator, under stairs storage cupboard and door to the living room and kitchen diner.

LIVING ROOM - 3.70m x 4.72m (12'2" x 15'6")

A nicely presented room with feature panelled wall and lush neutral carpet, radiator and UPVC window.

KITCHEN DINER - 8.23m (27') reducing to 2.20m (7'3") x 5.13m (16'10") reducing to 2.77m (9'1")

A fantastic spacious room, ideal for family living with a high gloss fitted kitchen with soft closing doors and square edge worktops and upstands. Integrated electric oven and five ring gas hob with tiled splashback and extractor hood. Karndean style flooring flows through from the hall, Velux roof window, brushed stainless steel downlighters, and door to the WC and integral garage. Open plan to the dining room with folding doors to the conservatory.

CONSERVATORY - 2.97m x 3.89m (9'9" x 12'9")

With UPVC windows, radiator, Karndean flooring flows through from the kitchen diner and French doors open to the rear garden.

WC - 1.24m x 1.00m (4'1" x 3'3")

Traditional white suite with part tiled walls, radiator, Karndean style flooring and UPVC window.

INTEGRAL GARAGE - 2.44m x 5.33m (8' x 17'6")

A multi-functioning space with plumbing for washing machine, wall mounted Worcester combi boiler with filter system, eaves storage, remote roller door and handy access door from the kitchen diner.

TO VIEW: Tel: 01642 285041

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FIRST FLOOR

LANDING - With panelled doors to all rooms including a staircase to the loft/storage room and UPVC window.

BEDROOM ONE - 3.48m x 3.66m (11'5" x 12')

With neutral decoration including carpet, radiator and UPVC window.

BEDROOM TWO - 3.48m (11'5") x 3.89m (12'9") reducing to 3.18m (10'5")

A fantastic spacious double room with feature wall and neutral carpet, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.13m x 2.74m (7' x 9')

Currently used as a dressing room with feature wall and grey carpet, integrated storage cupboard, radiator and UPVC window.

BATHROOM - 2.13m (7') reducing to 1.27m (4'2") x 2.60m (8'6") reducing to 2.29m (7'6")

A white modern suite with matt black fixtures and fittings, over bath thermostatic shower with rinser attachment, extractor fan, high gloss vanity storage unit, UPVC clad walls and ceiling with downlighters, chrome ladder radiator, contrasting vinyl flooring and twin UPVC windows.

SECOND FLOOR

LOFT/STORAGE ROOM - 5.16m x 3.40m (16'11" x 11'2")

Previously used as a spacious double bedroom with white walls and grey carpet, radiator, Velux style roof window, brushed stainless steel downlighters and staircase to the first floor landing.

EXTERNALLY

PARKING & GARDENS - The front of the property benefits from a concrete driveway with neat lawned frontage and border planting. The low maintenance rear garden is fully paved with a raised sundeck and storage shed.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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No Known Legal Obligations
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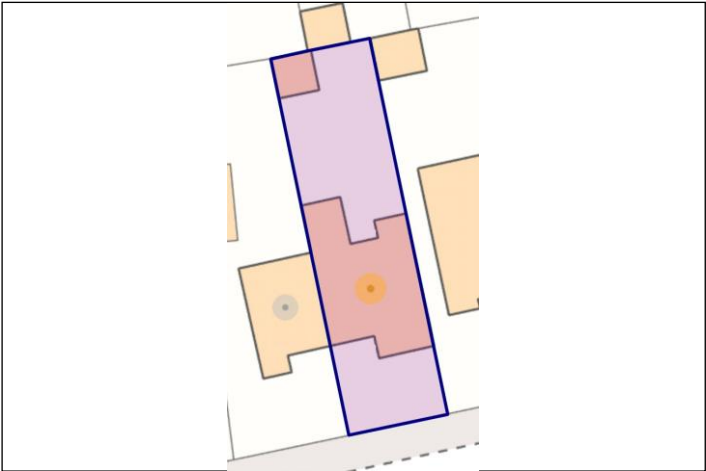
AGENTS REF: - CF/LS/EST260004/22052026

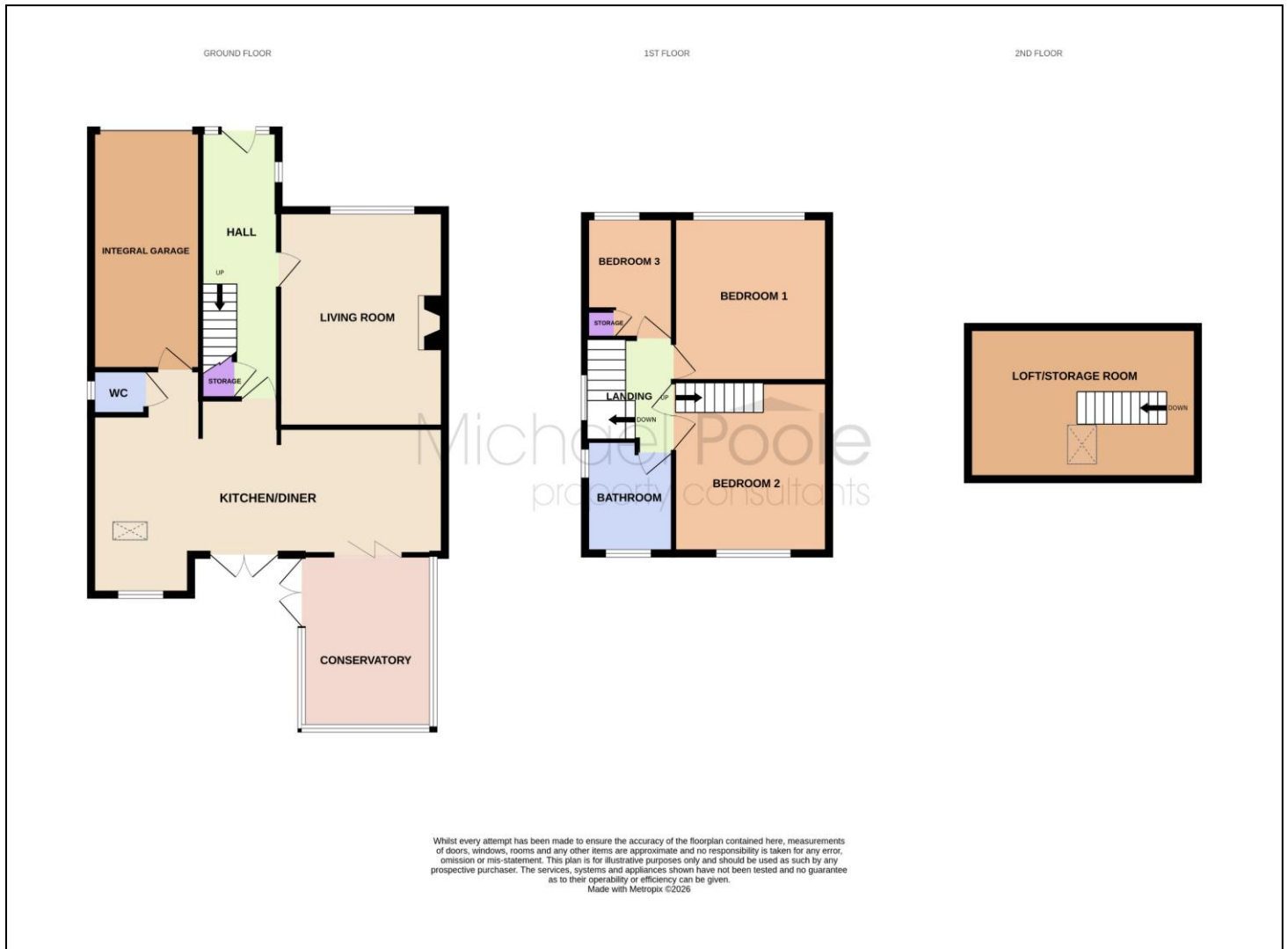
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Redcar office on
Tel: 01642 285041



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