

## ROWANTREE GARDENS, REDCAR, TS10 4TD



- ▲ Popular residential location in Redcar
- ▲ Two-bedroom terraced house
- ▲ Modern fitted kitchen
- ▲ Spacious lounge
- ▲ Convenient downstairs WC

- ▲ Contemporary family bathroom
- ▲ Ideal first-time buyer home
- ▲ Excellent buy-to-let investment opportunity

£120,000

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

Michael Poole  
sales | lettings | auctions



Situated in a popular and well-established residential area, this attractive two-bedroom terraced home on Rowantree Gardens, Redcar offers comfortable modern living ideal for first-time buyers or buy-to-let investors.

The property features a modern fitted kitchen and a spacious lounge, complemented by the convenience of a downstairs WC. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom. Well-presented throughout, this home provides a fantastic opportunity in a sought-after location close to local amenities and transport links.

**GROUND FLOOR**

**HALLWAY - 1.07m x 3.63m (3'6" x 11'11")**

**WC - 0.91m x 1.45m (3' x 4'9")**

**LIVING ROOM - 4.4m x 3.25m (14'5" x 10'8")**

**KITCHEN - 2.24m x 3.45m (7'4" x 11'4")**

**FIRST FLOOR**

**LANDING - 0.97m x 1.9m (3'2" x 6'3")**

**BEDROOM ONE - 4.34m x 2.67m (14'3" x 8'9")**

**BEDROOM TWO - 4.34m x 2.3m (14'3" x 7'7")**

**BATHROOM - 2.24m x 1.63m (7'4" x 5'4")**

**APPROXIMATE TOTAL FLOOR AREA: - 598 sq. ft**

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# ROWANTREE GARDENS, TS10 4TD

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:** - JS/LS/EST260025/05022026

**Council Tax Band:** A     **Tenure:** Freehold

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



ROWANTREE GARDENS, TS10 4TD





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.



**TO VIEW:** Contact our Redcar Office on Tel: **01642 285041**  
30-32 Station Road, Redcar, TS10 1AG