

PRIMROSE ROAD, REDCAR, TS10 5FF



- ▲ 35% Shared Ownership
- ▲ Practically brand new home
- ▲ Two well-proportioned bedrooms
- ▲ Bright and fresh throughout
- ▲ Modern kitchen and bathroom
- ▲ Well-designed living space

- ▲ Good-sized rear garden
- ▲ Off-street parking to the front
- ▲ Ideal for first-time buyers, downsizers, or investors
- ▲ Ready to move straight into

£66,500 - 35% Shared Ownership

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*** 35% Shared Ownership ***

Situated on the popular Kirkleatham Lane development on Primrose Road in Redcar, this beautifully presented two-bedroom semi-detached home offers modern living in a highly desirable location.

Immaculately maintained and practically brand new, the property is bright, fresh, and ready to move straight into. The ground floor provides a welcoming and well-designed living space, perfect for both relaxing and entertaining, alongside a contemporary kitchen with ample room for dining.

Upstairs, there are two well-proportioned bedrooms, offering comfortable accommodation, along with a modern bathroom finished to a high standard.

Externally, the property benefits from a good-sized rear garden, ideal for outdoor enjoyment, and off-street parking to the front for added convenience.

Perfectly suited to first-time buyers, downsizers, or investors, this home combines stylish, low-maintenance living with a sought-after location close to local amenities and transport links.

GROUND FLOOR

LIVING ROOM - 2.95m x 4.93m (9'8" x 16'2")

KITCHEN - 4.98m x 2.74m (16'4" x 9')

HALLWAY - 5.5m x 1m (18'1" x 3'3")

WC - 1.7m x 0.86m (5'7" x 2'10")

FIRST FLOOR

BEDROOM ONE - 3.02m x 4.83m (9'11" x 15'10")

BEDROOM TWO - 2.84m x 4.88m (9'4" x 16')

BATHROOM - 1.93m x 2.62m (6'4" x 8'7")

LANDING - 1.96m x 1.1m (6'5" x 3'7")

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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Mains Utilities

Air Source Heat Pump

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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.

AGENTS REF: - JS/AF/EST260144/05052026

Council Tax Band: B **Tenure:** To be advised

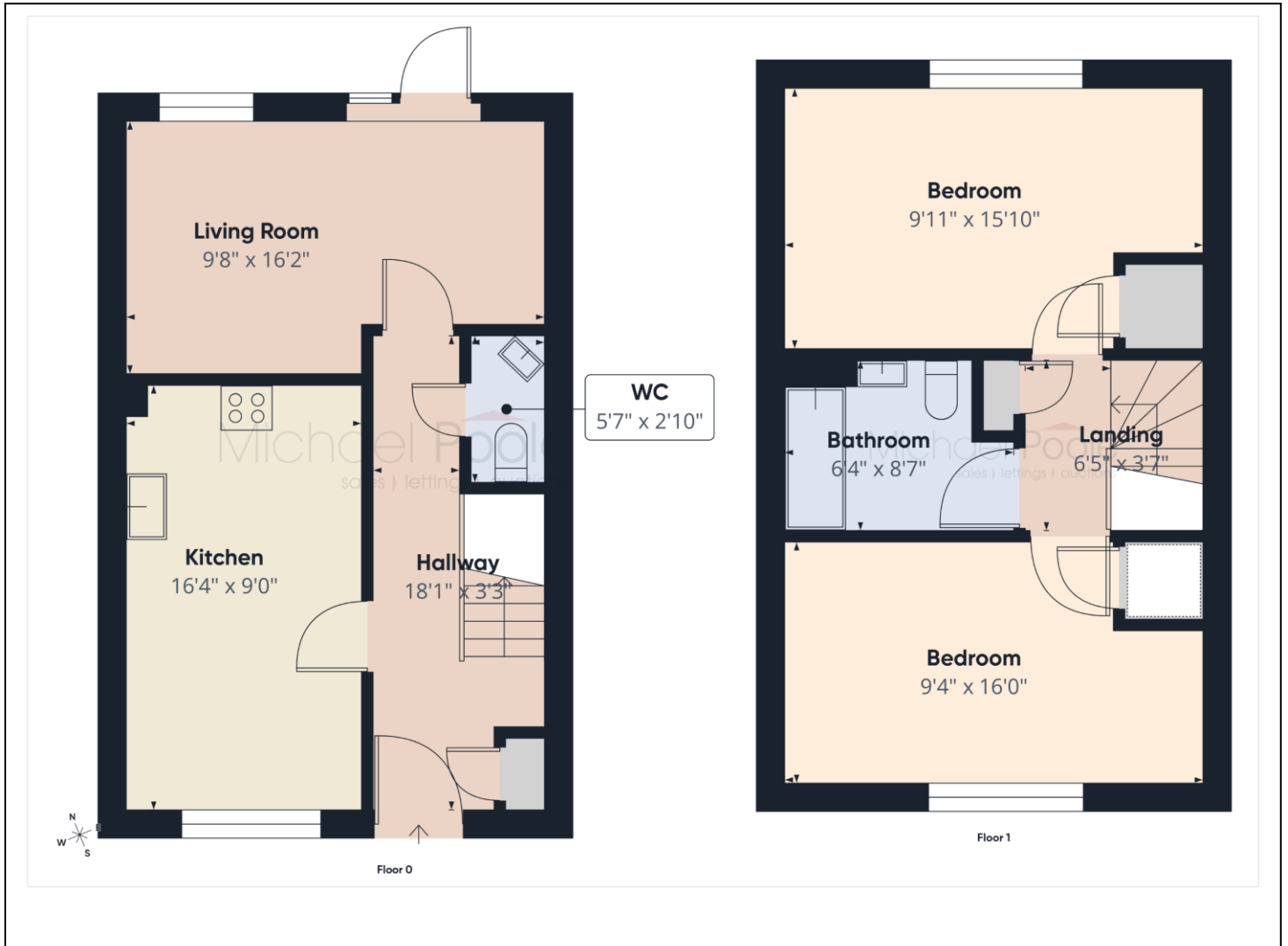
TO VIEW: Contact our Redcar office on

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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