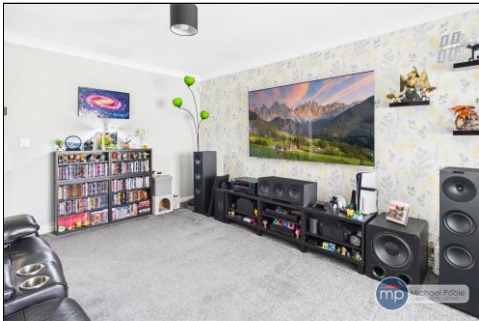


## ACORN COURT, REDCAR, TS10 2TP



- ▲ Extended Detached Property
- ▲ Three Double Bedrooms
- ▲ En-Suite
- ▲ Highly Popular Mickledales Location
- ▲ Ground Floor WC
- ▲ Garden Room
- ▲ Garage
- ▲ South Facing Rear Garden

£250,000

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Located on the ever popular Mickledales development, this extended detached property ticks plenty of boxes. Nicely presented both inside and out and spanning over 1,100 sq. ft. Brilliant for transport links and schooling. High interest is anticipated so early viewing is advised.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 1.10m x 1.01m (3'7" x 3'4")**

Part glazed composite entrance door, wide plank oak laminate flooring and modern style panelled door to the living room.

##### **LIVING ROOM - 3.58m (11'9") reducing to 1.98m (6'6") x 5.44m (17'10") reducing to 4.35m (14'3")**

A spacious room with feature wall and neutral carpet, radiator, UPVC window and opens through to the dining room.

##### **DINING ROOM - 3.23m (10'7") x 3.62m (11'11") including staircase**

With neutral decoration including carpet, open staircase to the first floor, radiator, oak panelled door to the kitchen and opens through to the garden room.

##### **KITCHEN - 2.77m x 3.35m (9'1" x 11')**

Fitted kitchen with contrasting roll edge worktops, integrated electric oven and gas hob with extractor hood, plumbing for dishwasher, part tiled walls with mosaic inserts, vinyl flooring, radiator, UPVC window overlooks the rear garden, door to the utility and WC.

##### **UTILITY - 1.71m x 1.54m (5'7" x 5'1")**

With plumbing for washing machine, wall mounted Potterton boiler, vinyl flooring, extractor fan, part glazed door to the side of the property and further door to the WC.

##### **WC - 0.98m x 1.54m (3'3" x 5'1")**

A white suite with vinyl flooring, extractor fan, tiled splashback and radiator.

##### **GARDEN ROOM - 2.96m x 3.23m (9'9" x 10'7")**

A fantastic light and bright extended space with wide plank oak laminate flooring, electric radiator, chrome downlighters, twin Velux roof windows and UPVC window overlooks the sunny rear garden.

**TO VIEW:** Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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# ACORN COURT, TS10 2TP

## FIRST FLOOR

**LANDING - 4.31m (14'2") reducing to 2.97m (9'9") x 1.76m (5'9") reducing to 1.05m (3'5")**

With modern style oak panelled doors to all rooms, storage cupboard houses the hot water tank and access to the loft space.

**MASTER BEDROOM - 4.32m (14'2") reducing to 3.47m (11'5") x 2.66m (8'9") reducing to 1.89m (6'2")**

A well-presented room with feature wall and neutral carpet, radiator and UPVC window overlooks the rear garden. Oak panelled door to the en-suite.

**EN-SUITE - 1.66m x 1.80m (5'5" x 5'11")**

A white modern suite with quadrant thermostatic shower with rinser attachment, high gloss vanity storage unit, fully tiled walls, graphite towel radiator, UPVC clad ceiling with downlighters, shaver point and UPVC window.

**BEDROOM TWO - 3.04m x 3.21m (10' x 10'6")**

A double room currently used as a dressing room with grey carpet, radiator and UPVC window.

**BEDROOM THREE - 2.97m x 2.49m (9'9" x 8'2")**

A double room with radiator and UPVC window.

**BATHROOM - 1.66m x 2.01m (5'5" x 6'7")**

A white modern suite with bath rinser shower attachment, fully tiled walls, graphite towel radiator, extractor fan, UPVC clad ceiling with downlighters and UPVC window.

## EXTERNALLY

**GARAGE** - With power and lighting.

**PARKING & GARDENS** - The front of the property benefits from a block paved driveway and a neat lawn with gravelled borders. Gated access leads to the south facing rear garden laid to lawn with border planting, patio area and gated access to the driveway.

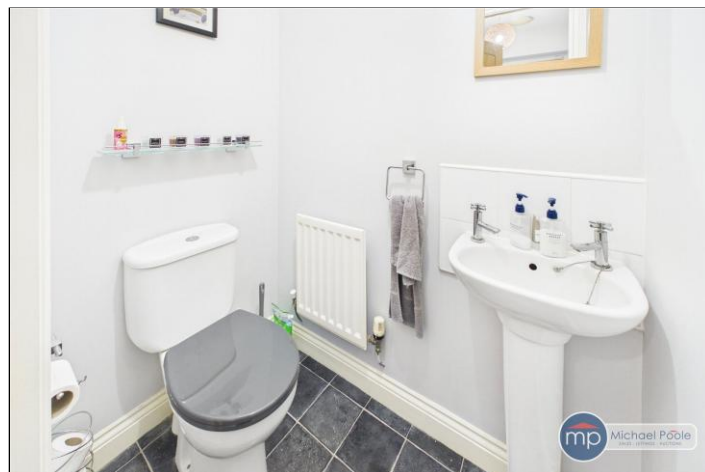
**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We 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:** - CF/LS/EST260247/22052026

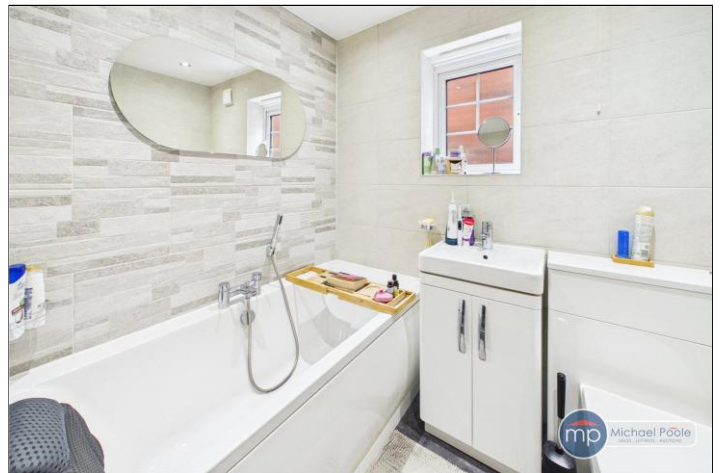
**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Eston office on

Tel: **01642 955180**



# ACORN COURT, TS10 2TP





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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