

## BIRKDALE ROAD, NEW MARSKE, TS11 8JB



- ▲ Extended Semi Detached Property
- ▲ Three Bedrooms
- ▲ Fantastic New Marske Location
- ▲ Lovely 2024 Wren Kitchen
- ▲ Refurbished & Upgraded Both Inside & Out
- ▲ Garden Room
- ▲ Resin Driveway
- ▲ Garage
- ▲ South Facing Rear Garden

**Offers Over £199,950**

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Sitting on a brilliant, elevated corner plot, this semi-detached property ticks plenty of boxes. The current owner has refurbished and upgraded this excellent family home both inside and out. The open plan style ground floor is light and airy with modern style decoration. High interest is anticipated so early viewing is advised.

**GROUND FLOOR**

**ENTRANCE HALL - 2.08m x 1.31m (6'10" x 4'4")**

Part glazed composite entrance door with decorative glasswork, UPVC windows and modern style panelled door to the living room.

**LIVING ROOM - 5.99m (19'8") reducing to 5.19m (17') x 3.60m (11'10")**

A nicely presented room with feature wall and wide plank grey oak laminate flooring, open staircase to the first floor with large integrated storage cupboard, triple glazed UPVC window and opens through to the dining room.

**DINING ROOM - 2.70m x 2.70m (8'10" x 8'10")**

The décor flows through from the living room including flooring, feature lighting, radiator and opens through to the garden room and kitchen.

**KITCHEN - 3.19m x 2.69m (10'6" x 8'10")**

A 2024 fitted Wren kitchen with soft closing doors and square edge worktops and upstands. Integrated electric oven and induction hob with metro tiled splashback, integrated Neff dishwasher and plumbing for washing machine. Breakfast bar area and fully glazed triple glazed door and window to the south facing rear garden.

**GARDEN ROOM - 4.07m (13'4") reducing to 1.39m (4'7") x 1.92m (6'4") reducing to 1.45m (4'9")**

A versatile room currently used as a home office space with radiator and twin UPVC windows overlook the lovely rear garden.

**FIRST FLOOR**

**LANDING - 3.63m (11'11") reducing to 2.70m (8'10") x 2.08m (6'10") reducing to 1.19m (3'11")**

With modern style panelled doors to all rooms, UPVC window and a storage cupboard houses the Worcester combi boiler.

**BEDROOM ONE - 3.18m x 3.37m (10'5" x 11'1")**

A well-presented room with feature wall and grey carpet, radiator and triple glazed window offers open coastal views.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## **BEDROOM TWO - 3.20m (10'6") reducing to 2.28m (7'6") x 3.24m (10'8") reducing to 1.94m (6'4")**

A double room with neutral décor and grey carpet, radiator and UPVC window overlooks the rear garden.

## **BEDROOM THREE - 2.73m (8'11") reducing to 1.79m (5'10") x 2.68m (8'10") reducing to 1.84m (6')**

A generous third bedroom currently used as a dressing room with radiator and UPVC window offers coastal views.

## **BATHROOM - 2.69m x 1.65m (8'10" x 5'5")**

A fantastic white modern suite with over bath thermostatic shower with rinser attachment, high gloss vanity storage unit, fully UPVC clad walls and ceiling, Victorian style vinyl flooring, chrome towel radiator and UPVC window.

## **EXTERNALLY**

### **GARAGE - 2.36m x 5.07m (7'9" x 16'8")**

With up and over entrance door, power, light and EV charger.

**GARDENS & PARKING** - The front of the property benefits from a low maintenance landscaped garden with artificial laid lawn, generous resin driveway offering parking for numerous vehicles, outdoor power supply and gated access to the rear garden. The fantastic southerly facing rear garden is mainly laid to lawn with paved patio area, further raised sundeck, sleeper borders, outdoor tap 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

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**AGENTS REF:** - CF/LS/EST260259/03062026

**Council Tax Band:** B      **Tenure:** Freehold

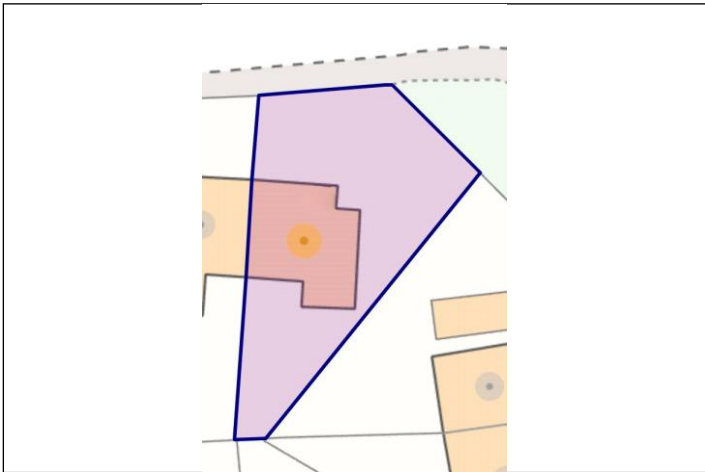
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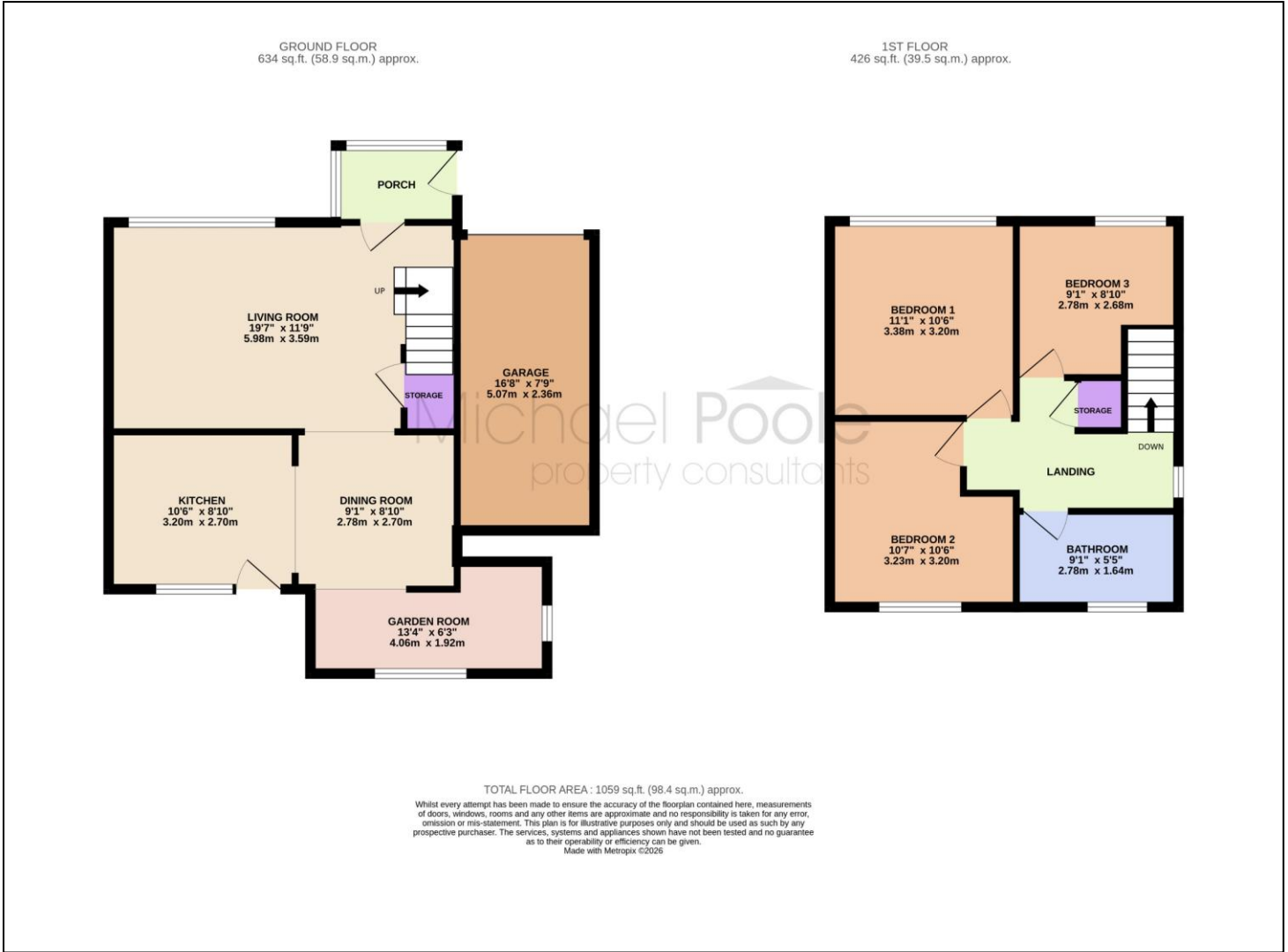


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