

OXENDALE ROAD, REDCAR, TS10 4FH



- ▲ Semi Detached Property
- ▲ Two Double Bedrooms
- ▲ Highly Popular Location
- ▲ Immaculately Presented Both Inside & Out
- ▲ Spacious Rooms Throughout
- ▲ 15ft Plus High Gloss Kitchen Diner
- ▲ Ground Floor WC
- ▲ Generous Driveway
- ▲ Lovely Rear Garden with Summerhouse & Storage Shed

Offers Over £139,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This nicely positioned, immaculately presented property sits within a highly popular development offering spacious rooms throughout and a lovely garden. The property ticks plenty of boxes and is brilliant for local amenities, schooling and transport links. Early viewing is essential to fully appreciate this excellent property.

GROUND FLOOR

HALL - 1.31m x 2.76m (4'4" x 9'1")

Modern style part glazed entrance door, radiator, staircase to the first floor and door to the WC and living room.

WC - 0.94m x 1.52m (3'1" x 5')

A white suite with tiled splashback, vinyl flooring, radiator and UPVC window.

LIVING ROOM - 3.70m (12'2") reducing to 3.35m (11') x 4.41m (14'6") reducing to 3.23m (10'7")

A fantastic spacious room with feature wall and decorative fireplace with electric fire, twin UPVC windows, radiator and door to the kitchen diner.

KITCHEN DINER - 4.74m x 3.39m (15'7" x 11'1")

A high gloss fitted kitchen with soft closing doors and roll edge butcher block laminated worktops, integrated electric oven and gas hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls and oak vinyl flooring flows through to the dining space with integrated storage cupboard, radiator and fully glazed door to the lovely rear garden.

FIRST FLOOR

LANDING - 2.18m x 2.66m (7'2" x 8'9")

With panelled doors to all rooms including a shelved storage cupboard.

BEDROOM ONE - 4.79m (15'9") reducing to 3.71m (12'2") x 3.11m (10'2") reducing to 1.20m (3'11")

A spacious light and bright room with neutral décor including carpet, integrated storage cupboard, radiator and twin UPVC windows.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



OXENDALE ROAD, TS10 4FH

BEDROOM TWO - 2.50m x 4.70m (8'2" x 15'5")

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

BATHROOM - 2.15m x 1.95m (7'1" x 6'5")

White suite with over bath thermostatic shower, extractor fan, part tiled walls, shaver point, vinyl flooring, radiator and UPVC window.

AGENTS REF: - CF/LS/EST260284/25062026

Council Tax Band: B **Tenure:** Leasehold

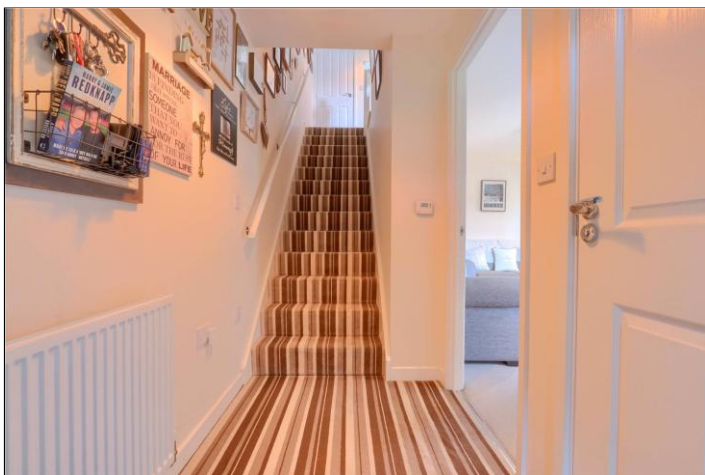
TO VIEW: Contact our Redcar office on

Tel: **01642 285041**

EXTERNALLY

PARKING & GARDENS - The front of the property benefits from a generous tarmac driveway offering parking for numerous vehicles, nicely planted front garden, paved pathway and picket fencing, gated access to the driveway and rear garden. The rear garden is laid to lawn with border planting including fruit trees, summerhouse, paved pathways and patio area, storage shed, water tap and gated access to the driveway.

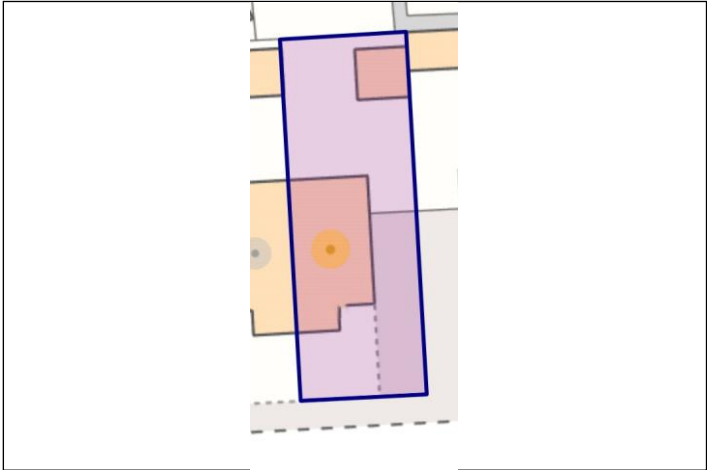
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use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



OXENDALE ROAD, TS10 4FH



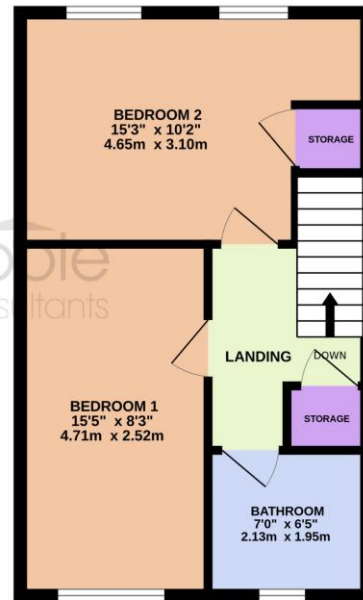
OXENDALE ROAD, TS10 4FH



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2020)

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.

Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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