

GEORGE STREET, REDCAR, TS10 2BN



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Popular Convenient Location
- ▲ Brilliant Property for a First Time Buyer or Buy to Let

- ▲ Upgraded & Improved Including Oak Flooring
- ▲ Garage
- ▲ Yard Area
- ▲ No Chain Sale

£89,950

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Offered for sale with no chain, this terraced home is brilliant for a first time buyer or buy to let. Offering spacious rooms throughout, simply bring your furniture to this nicely presented property. Excellent for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL - 0.91m x 1.41m (3' x 4'8")

Part glazed UPVC entrance door, coir matting and part glazed hardwood door to the hall.

HALL - 0.91m x 2.92m (3' x 9'7")

With oak flooring, radiator and staircase to the first floor.

LIVING ROOM - 3.23m (10'7") x 3.32m (10'11") plus bay

A light and bright bay windowed room with neutral decoration, oak flooring, characterful fireplace, radiator, UPVC window and opens through to the dining room.

DINING ROOM - 3.28m x 3.44m (10'9" x 11'2'7")

The décor flows through from the living room with neutral carpet, radiator, UPVC window and door to the kitchen.

KITCHEN - 2.17m (7'1") reducing to 0.81m (2'8") x 4.20m (13'9") reducing to 3.24m (10'8")

A shaker style oak fitted kitchen with stainless steel handles and roll edge worktops, integrated electric oven and gas hob with stainless steel extractor hood, part tiled walls with mosaic inserts, plumbing for washing machine, vinyl flooring, radiator, downlighters, under stairs storage cupboard, UPVC window and part glazed door to the sunny yard area.

FIRST FLOOR

LANDING - 1.57m x 3.45m (5'2" x 11'4")

With oak panelled doors to all rooms.

BEDROOM ONE - 4.30m x 3.34m (14'1" x 10'11")

A fantastic spacious room with feature wall and neutral carpet, radiator and UPVC window.

BEDROOM TWO - 2.60m (8'6") reducing to 2.16m (7'1") x 3.46m (11'4") reducing to 1.44m (4'9")

A double room with neutral decoration, radiator, integrated storage cupboard houses the fully serviced Baxi combi boiler, radiator and UPVC window.

TO VIEW: Tel: 01642 285041

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BATHROOM - 2.06m x 3.06m (6'9" x 10')

A spacious family bathroom with quadrant thermostatic shower, separate bath, part tiled walls, chrome ladder radiator, UPVC clad ceiling with downlighters, tiled flooring and UPVC window.

EXTERNALLY

GARAGE/STORAGE - 2.68m x 3.55m (8'10" x 11'8")

With up and over entrance door, power, lighting and handy side access door to the yard area.

PARKING & REAR YARD - The front of the property benefits from resident permit parking and to the rear there is a westerly facing yard area with outdoor tap and gated access to the rear of the property.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

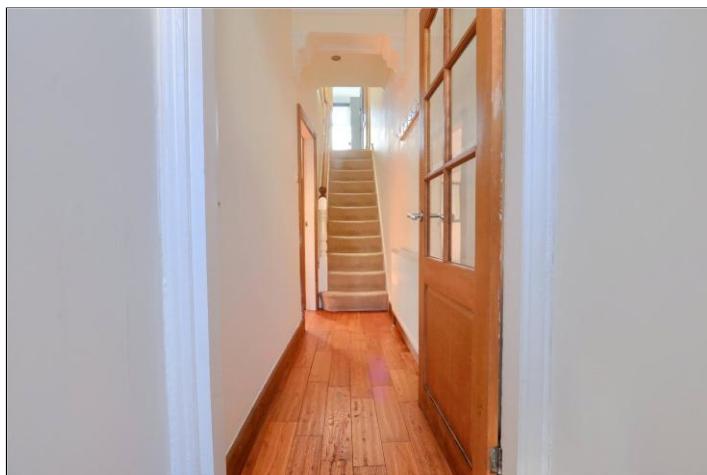
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use 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: - CF/LS/EST260337/10072026

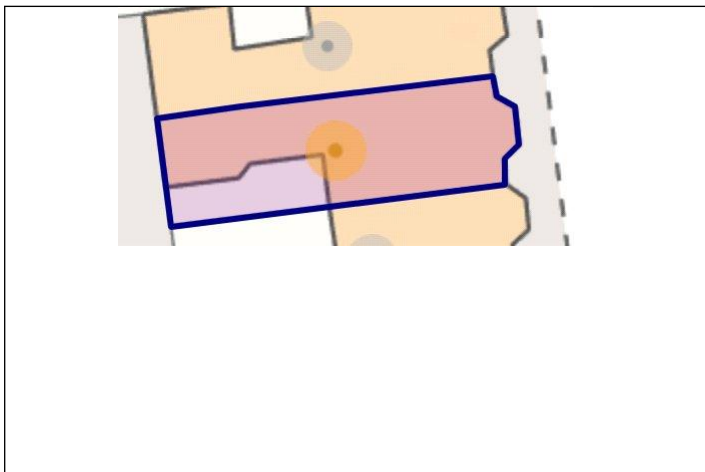
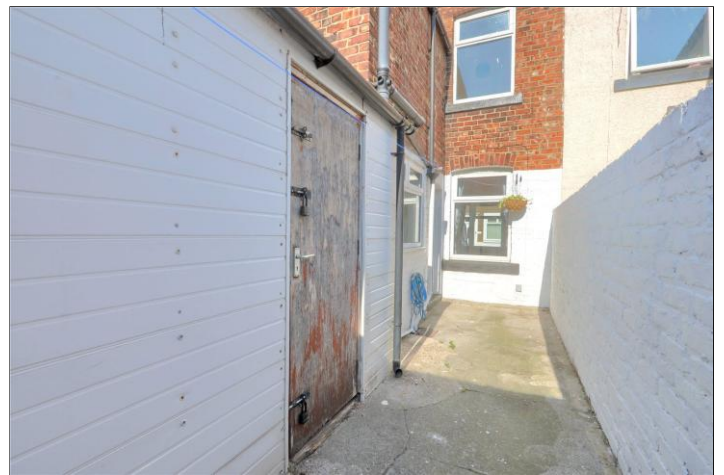
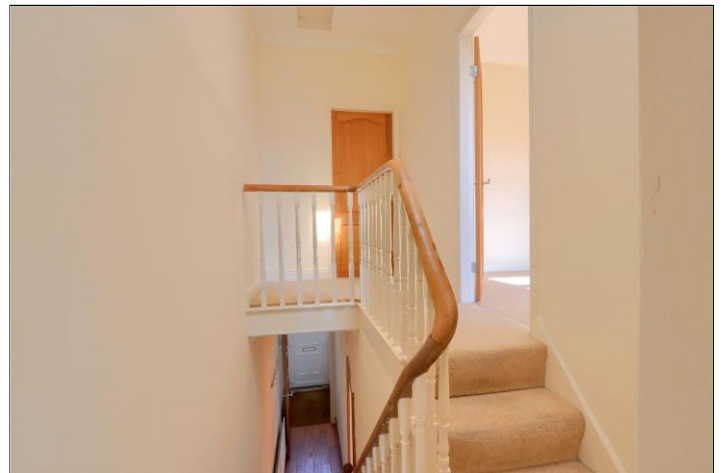
Council Tax Band: A **Tenure:** Freehold

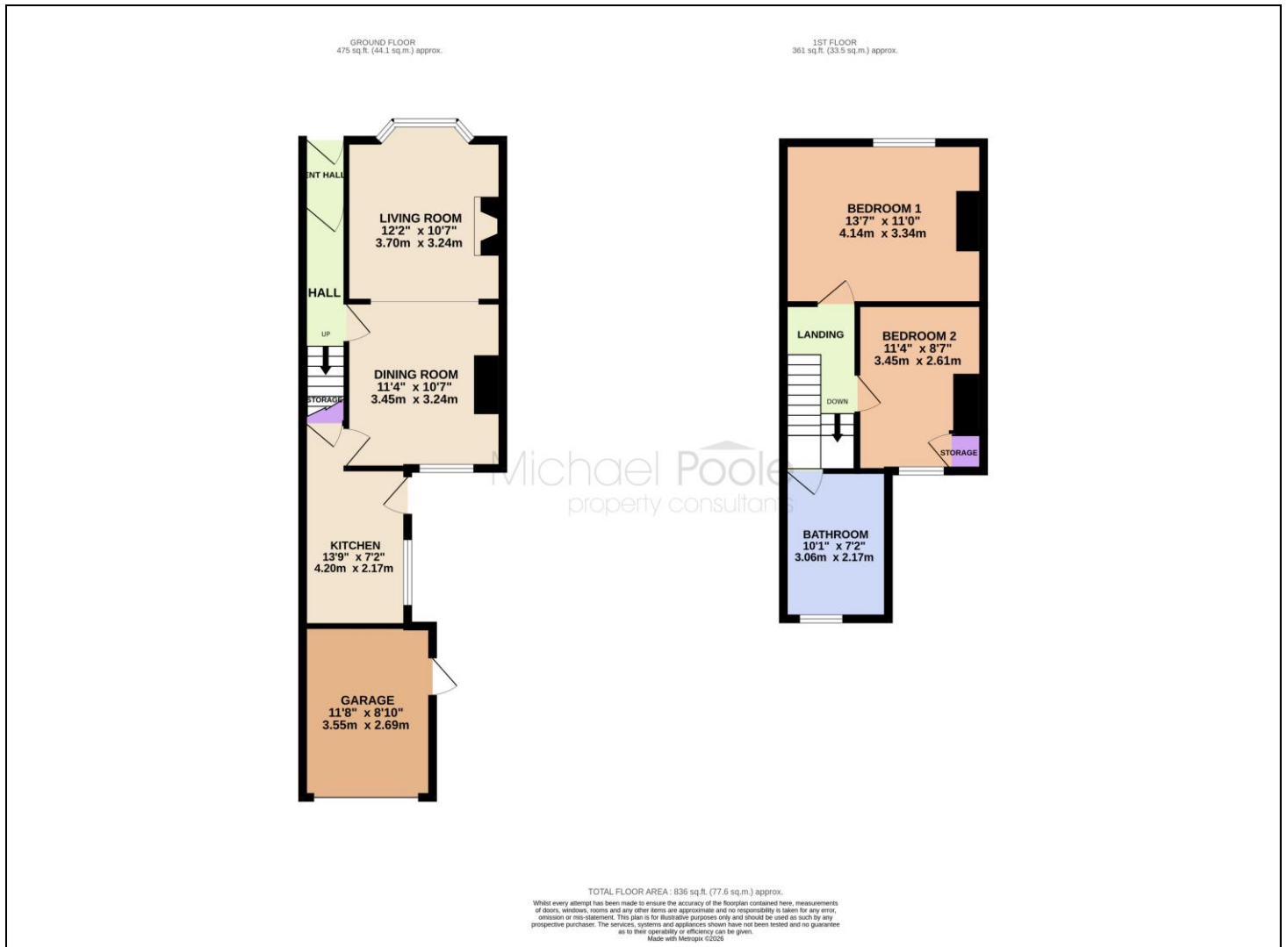
TO VIEW: Contact our Redcar office on

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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