

BUTTERCUP CLOSE, REDCAR, TS10 5FG



- ▲ Three Bedroom Semi Detached Property
- ▲ En-Suite
- ▲ Popular Convenient Location
- ▲ Fantastic for a First Time Buyer

- ▲ Matt White Kitchen Diner with French Doors to the Rear Garden
- ▲ Ground Floor WC
- ▲ Gardens
- ▲ Garage/Workshop

£205,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Located within a popular development, this 2022 built property is fantastic for a first time buyer offering modern style decoration throughout and well proportioned rooms. Early viewing is advised to appreciate the condition and position of this excellent 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

GROUND FLOOR

HALL - 2.01m x 5.20m (6'7" x 17'1")

Composite entrance door with sidelight, wide plank oak laminate flooring, integrated storage cupboard, radiator, part panelled walls, UPVC window, staircase to the first floor and modern style panelled doors to all rooms.

WC - 0.85m x 1.68m (2'9" x 5'6")

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

LIVING ROOM - 3.06m x 4.30m (10' x 14'1")

A light and bright room with modern style décor, laminate flooring, media style wall, radiator and UPVC window overlooks the central green area.

KITCHEN DINER - 5.23m (17'2") reducing to 3.06m (10') x 3.55m (11'8") reducing to 2.68m (8'10")

A matt white shaker style kitchen with stainless steel handles and butcher block worktops and upstands. Integrated electric oven and gas hob with stainless steel splashback and extractor hood, integrated fridge freezer, plumbing for washing machine, wash oak laminate flooring, a storage cupboard houses the ideal Logic combi boiler, UPVC window and French doors with integrated blinds open onto the rear garden.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk

BUTTERCUP CLOSE, TS10 5FG

FIRST FLOOR

LANDING - 2.33m (7'8") reducing to 0.92m (3') x 3.54m (11'7") reducing to 2.64m (8'8")

With panelled doors to all rooms and UPVC window.

BEDROOM ONE - 3.11m x 3.44m (10'2" x 11'3")

A nicely presented room with grey carpet, radiator, UPVC window overlooks the rear garden and door to the en-suite.

EN-SUITE - 2.80m x 1.42m (9'2" x 4'8")

A spacious en-suite with a white modern suite with thermostatic shower, extractor fan, vinyl flooring, part tiled walls and towel radiator.

BEDROOM TWO - 3.01m x 3.00m (9'11" x 9'10")

A double room with neutral décor and grey carpet, radiator and a UPVC window offers open views.

BEDROOM THREE - 2.04m x 2.40m (6'8" x 7'10")

A single room with tasteful decoration, radiator and a UPVC window overlooks the rear garden.

BATHROOM - 2.13m x 1.91m (7' x 6'3")

A white modern suite with thermostatic shower, extractor fan, part tiled walls, vinyl flooring, towel radiator, downlighters and UPVC window.

EXTERNALLY

GARAGE/WORKSHOP - 3.84m x 4.20m (12'7" x 13'9")

With roller entrance door, power, lighting, shelved storage and part glazed composite side access door.

PARKING & GARDENS - The front of the property benefits from a double driveway offering parking for numerous vehicles, neat lawned frontage with border planting, double gated access to the rear garden/ garage and further parking if required. The rear garden offers numerous seating areas and a fenced lawned area, paved patio, gravelled area offering further parking and gated access to the driveway.

AGENTS REF: - CF/LS/EST260402/17082026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

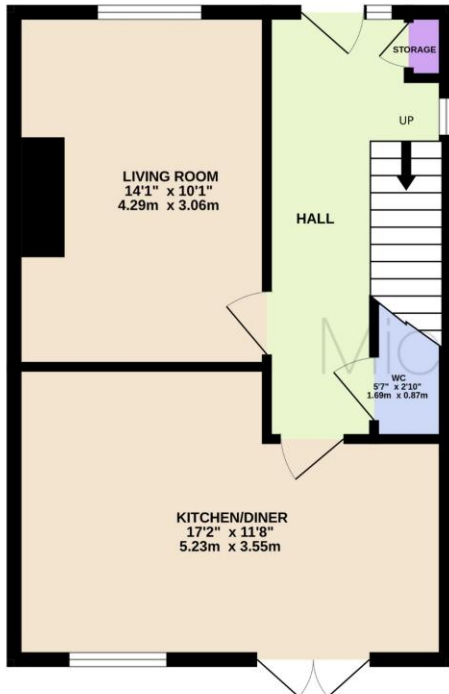
Tel: **01642 285041**



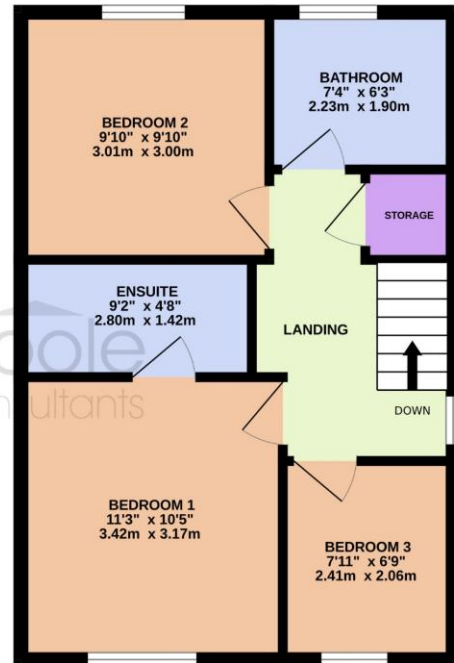
BUTTERCUP CLOSE, TS10 5FG



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.3 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 62026

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.



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