

STANLEY GROVE, REDCAR, TS10 3LF



- ▲ Three Bedroom Semi Detached Property
- ▲ Popular Redcar East Location
- ▲ Nicely Positioned for the Beach & Town
- ▲ Excellent for a First Time Buyer or Buy to Let

- ▲ Resident Permit Parking
- ▲ Garden
- ▲ No Chain Sale

£120,000

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Offered for sale with no chain, this semi-detached home is nicely positioned within the popular area of Redcar East. Excellent for a first time buyer or as a buy to let and brilliant for the beach, town and schooling. Early viewing is advised.

GROUND FLOOR

HALL - 1.65m x 4.45m (5'5" x 14'7")

Part glazed entrance door, wide plank oak laminate flooring, staircase to the first floor and doors to the living room and dining room.

LIVING ROOM - 3.14m (10'4") x 3.40m (11'2") increasing to 4.89m (16'1") into the bay

A bay windowed room with feature wall and inset electric fire, chrome downlighters, radiator and UPVC window.

DINING ROOM - 3.12m x 3.98m (10'3" x 13'1")

A spacious room with wide plank oak laminate flooring, alcove storage, radiator, wood framed window overlooks the rear garden and opens through to the kitchen.

KITCHEN - 1.64m x 2.92m (5'5" x 9'7")

A high gloss fitted kitchen with stainless steel sink unit and contrasting square edge worktops, integrated electric oven and gas hob with stainless steel extractor hood, part metro tiled walls, downlighters, wood framed window, laminate flooring and part glazed door to the lean to.

LEAN TO - 1.91m x 1.35m (6'3" x 4'5")

With laminate flooring and door to the rear garden.

FIRST FLOOR

LANDING - 1.90m (6'3") reducing to 1.69m (5'7") x 3.37m (11'1") reducing to 2.12m (6'11")

With original panelled doors to all rooms and wood framed window.

BEDROOM ONE - 2.62m x 3.99m (8'7" x 13'1")

A spacious room with feature wall and neutral carpet, sliding wardrobe storage, radiator and wood framed window overlooks the rear garden.

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BEDROOM TWO - 2.79m x 3.41m (9'2" x 11'2")

A double room with sliding wardrobe storage and UPVC window.

BEDROOM THREE - 1.67m x 2.18m (5'6" x 7'2")

A single room with wall mounted Ideal Logic combi boiler and UPVC window.

BATHROOM - 1.85m x 1.72m (6'1" x 5'8")

A traditional white suite with over bath thermostatic shower, fully UPVC clad walls and ceiling, spotlight lighting, vinyl flooring and wood framed window.

EXTERNALLY

UTILITY/STORAGE - 1.37m x 2.60m (4'6" x 8'6")

With plumbing for washing machine, stainless steel sink and cupboard storage.

PARKING & GARDEN

The front of the property benefits from resident on street parking and gated access to the rear garden. The rear garden is low maintenance with mature border planting, gated access to the front of the property and is minutes to the beach and town.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/RED140294/24032026

Council Tax Band: B

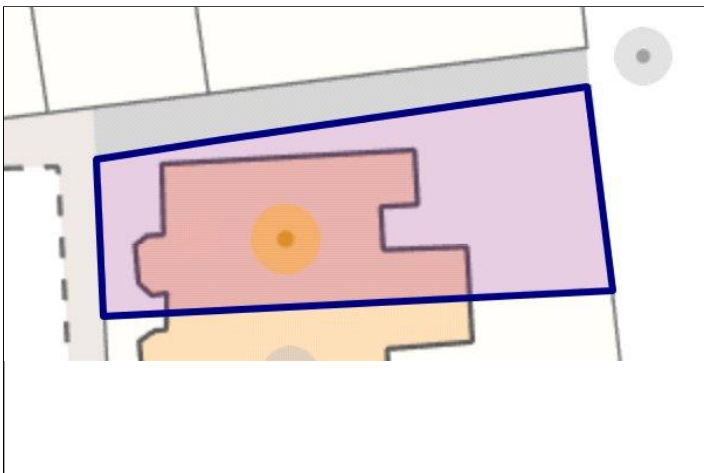
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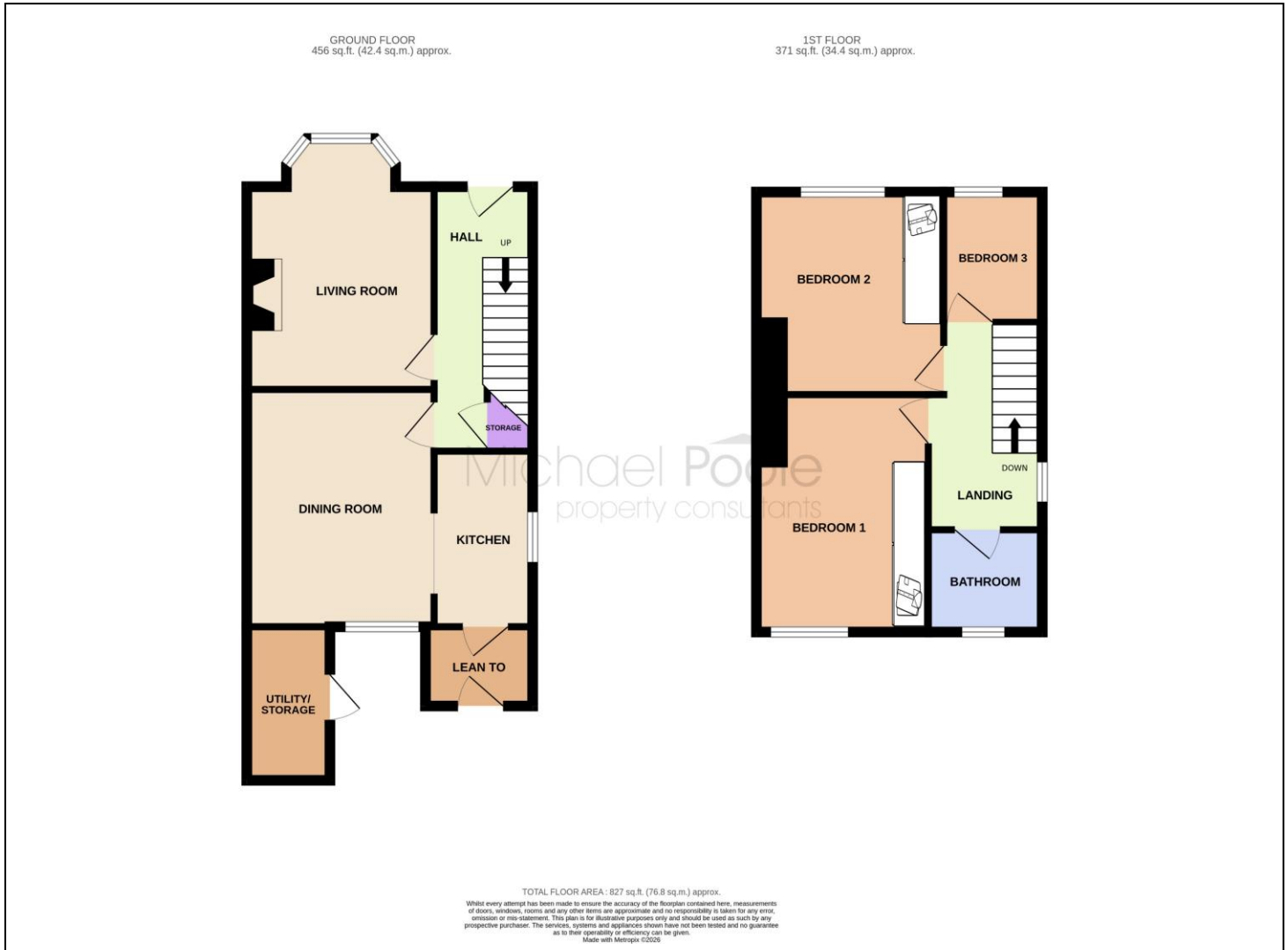
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Tel: **01642 285041**

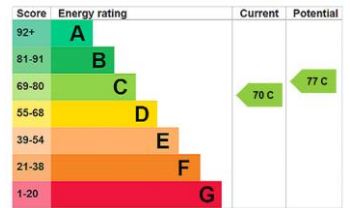


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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