

## PRIMROSE ROAD, REDCAR, TS10 5FF



- ▲ Attractive 3 bedroom semi-detached home on a popular new estate
- ▲ Modern and tastefully decorated throughout
- ▲ Fitted kitchen and spacious lounge with garden access

- ▲ Downstairs WC and en-suite to master bedroom
- ▲ Driveway parking and good-sized rear garden
- ▲ Ideal for first-time buyers or young families

**£195,000**

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Situated on a popular modern estate, this beautifully presented three-bedroom semi-detached home offers stylish and comfortable living, perfect for first-time buyers, young families, or downsizers alike.

The property is modern and tastefully decorated throughout, featuring a welcoming entrance hall, fitted kitchen, spacious lounge with French doors opening to the rear garden, and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, plus a contemporary family bathroom.

Externally, the property enjoys a driveway providing off-street parking and a decent-sized rear garden, ideal for relaxing or entertaining.

A superb, move-in-ready home in a sought-after location close to local amenities, schools, and transport links.

**GROUND FLOOR**

**HALLWAY - 5.16m x 1.98m (16'11" x 6'6")**

**WC - 1.7m x 0.84m (5'7" x 2'9")**

**LIVING ROOM - 4.27m x 3.1m (14' x 10'2")**

**KITCHEN - 3.53m x 5.2m (11'7" x 17'1")**

**FIRST FLOOR**

**LANDING - 3.48m x 2m (11'5" x 6'7")**

**BEDROOM ONE - 2.95m x 3.02m (9'8" x 9'11")**

**TO VIEW: Tel: 01642 285041**

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**EN-SUITE - 1.42m x 2.82m (4'8" x 9'3")**

**BEDROOM TWO - 2.41m x 2.03m (7'11" x 6'8")**

**BEDROOM THREE - 2.82m x 3.12m (9'3" x 10'3")**

**BATHROOM - 1.7m x 2.13m (5'7" x 7')**

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

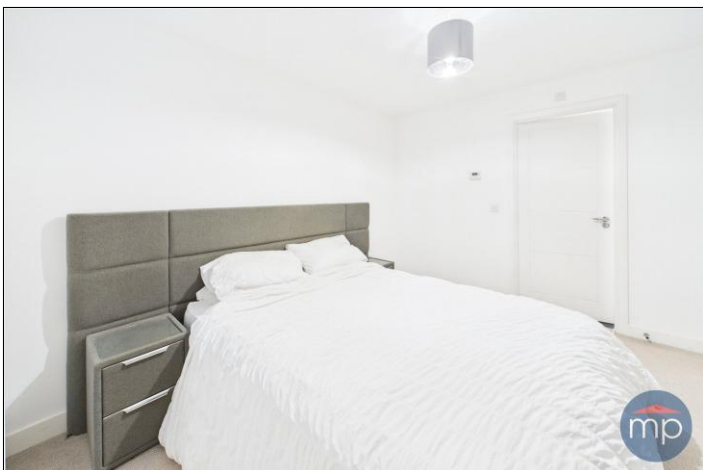
**AGENTS NOTE:** - Ground Rent: £120 PA

**AGENTS REF:** - JS/LS/RED230835/13112025

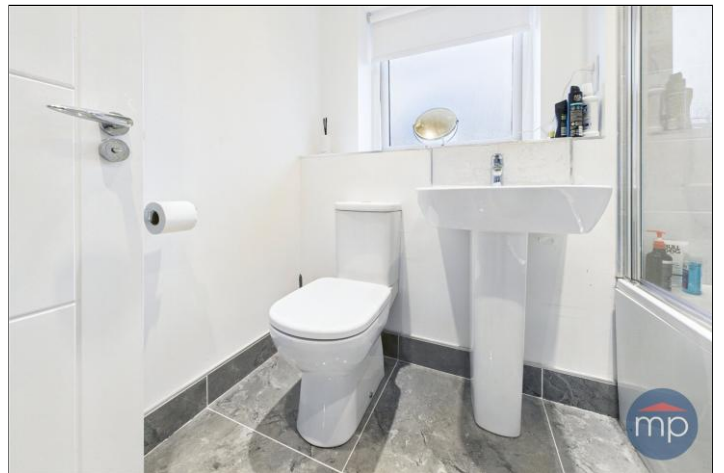
**Council Tax Band:** C    **Tenure:** Freehold

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**Approximate total area<sup>(1)</sup>**  
840 ft<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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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