

## FRANCE STREET, REDCAR, TS10 3HJ



- ▲ Three Double Bedrooms
- ▲ Spacious Lounge/Diner
- ▲ Rear Yard
- ▲ Recently Rendered & Painted
- ▲ Larger Than Average Bathroom

£100,000

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A unique three bed mid terrace property which certainly stands out from the crowd. With a very spacious lounge/diner and three double bedroom this property ticks a lot of boxes for a first time buyer, family or buy to let investor.

This spacious three-bedroom mid-terrace property offers well-proportioned accommodation ideal for families, first-time buyers, or investors alike. The ground floor comprises a bright and airy lounge/diner, providing a versatile living and entertaining space, along with a fitted kitchen offering ample storage and work surfaces.

To the first floor, the property features a landing leading to three generously sized double bedrooms, all offering comfortable living space. A family bathroom completes the internal accommodation.

Externally, the property benefits from a private rear yard, perfect for outdoor seating or low-maintenance use.

Conveniently located close to local amenities, the town centre, and excellent transport links, this property is well-positioned for both everyday living and commuting. Early viewing is highly recommended to appreciate the space and potential on offer.

**TO VIEW:** Tel: **01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## GROUND FLOOR

### **ENTRANCE HALL**

**LOUNGE/DINER - 7.04m (23'1") narrowing to 3.10m (10'2") x 4.25m (13'11") narrowing to 3.28m (10'9")**

**KITCHEN - 2.00m x 3.10m (6'7" x 10'2")**

**BATHROOM - 2.56m x 1.99m (8'5" x 6'6")**

## FIRST FLOOR

### **LANDING**

**BEDROOM ONE - 4.29m x 3.14m (14'1" x 10'4")**

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**BEDROOM TWO - 2.53m x 3.56m (8'4" x 11'8")**

**BEDROOM THREE - 3.05m x 2.01m (10' x 6'7")**

**EXTERNALLY**

**REAR YARD**

**AGENTS REF:** - EE/LS/RED250176/29042026

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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