

## STAITHES ROAD, REDCAR, TS10 5DU



- ▲ Four Bedrooms (Including One Added Via Extension)
- ▲ Integrated Garage with External Access
- ▲ Private Driveway for Off-Street Parking
- ▲ Gas Central Heating

- ▲ Convenient Location Near Schools, Shops & Transport Links
- ▲ Flexible Living Space Ideal for Families or Home Working
- ▲ New Boiler Fitted April 2025

**£175,000**

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This well-presented four-bedroom property on Staithes Road, Dormanstown, has been significantly extended to offer more space and functionality for everyday living. The extension includes an integrated garage, an extra bedroom, and a second bathroom, making it ideal for families or anyone needing additional space.

Inside, the home offers a practical layout with a comfortable living area and a good-sized kitchen. As part of the improvements, the kitchen now benefits from an upgraded heating system, adding extra comfort to this key area of the home.

Upstairs, there are four bedrooms and two bathrooms, providing flexibility for family living or home working. Outside, the property features a private driveway, garage access, and a generous rear garden.

**GROUND FLOOR**

**HALLWAY - 1.88m x 2.62m (6'2" x 8'7")**

**LIVING ROOM - 3.76m x 4.01m (12'4" x 13'2")**

**KITCHEN - 2.36m x 5.05m (7'9" x 16'7")**

**DINING ROOM - 3.2m x 2.8m (10'6" x 9'2")**

**GARAGE - 5.72m x 3.12m (18'9" x 10'3")**

**TO VIEW: Tel: 01642 285041**

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## FIRST FLOOR

**LANDING (MAIN) - 2.16m x 1.1m (7'1" x 3'7")**

**LANDING (SECONDARY) - 0.7m x 1.17m (2'4" x 3'10")**

**BEDROOM ONE - 4.14m x 3.12m (13'7" x 10'3")**

**BEDROOM TWO - 2.77m x 2.82m (9'1" x 9'3")**

**BEDROOM THREE - 2.54m x 1.98m (8'4" x 6'6")**

**BEDROOM FOUR - 5.6m x 3.07m (18'4" x 10'1")**

**BATHROOM - 1.37m x 2.13m (4'6" x 7')**

**WC - 1.75m x 1.37m (5'9" x 4'6")**

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:** - JS/LS/RED250599/05092025

**Council Tax Band:** B      **Tenure:** Freehold

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**Approximate total area<sup>(1)</sup>**  
1134 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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