

ALDERMAN CLOSE, REDCAR, TS10 2GX



- ▲ Discounted Market Value - Affordable Housing
- ▲ Three bedroom mid-terraced townhouse
- ▲ Arranged over three floors
- ▲ Modern and spacious accommodation throughout
- ▲ Ideal for families

- ▲ Master bedroom with en-suite on the top floor
- ▲ Two further well-proportioned bedrooms
- ▲ Contemporary kitchen and living space
- ▲ Driveway providing off-street parking for two cars
- ▲ Popular residential location in Redcar

£115,500

Discounted Market Value - Affordable Housing

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



To be eligible for this affordable housing product, the applicant must currently either live or work in the borough of Redcar & Cleveland and have a total household income of £80,000 or less per annum.

This property is to be retained as affordable housing in perpetuity. As such, the applicant acknowledges that a restriction in title will be registered with Land Registry to include the provision that any future resale would continue to be based on a 30% discount.

For illustration purposes only, should the property be revalued at the point of resale at £100,000, with the 30% discount applied, the maximum resale price would be £70,000.

Located on the popular Alderman Close in Redcar, this modern three-bedroom mid-terraced townhouse is arranged over three floors and offers generous, well-planned living space ideal for modern family life.

The ground floor provides a welcoming entrance hall, a well-proportioned living area and a contemporary kitchen/dining space, creating a practical and sociable layout. The first floor hosts two good-sized bedrooms along with a modern family bathroom, while the top floor is dedicated to an impressive master bedroom complete with its own en-suite shower room, offering a private and peaceful retreat.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, along with low-maintenance outdoor space. Situated within a desirable residential development, the home is conveniently placed for local amenities, schools and transport links.

Early viewing is highly recommended to appreciate the space and layout this home has to offer.

TO VIEW: Tel: **01642 285041**

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



ALDERMAN CLOSE, TS10 2GX

GROUND FLOOR

HALLWAY - 1.17m x 1.14m (3'10" x 3'9")

WC - 0.84m x 1.63m (2'9" x 5'4")

LIVING ROOM - 3.12m x 4.22m (10'3" x 13'10")

KITCHEN - 4.06m x 3.66m (13'4" x 12')

FIRST FLOOR

LANDING AREA - 1.85m x 1.04m (6'1" x 3'5")

LANDING - 1.85m x 3.76m (6'1" x 12'4")

BEDROOM TWO - 4.24m x 2.44m (13'11" x 8')

BEDROOM THREE - 2.08m x 2.7m (6'10" x 8'10")

FAMILY BATHROOM - 1.78m x 1.9m (5'10" x 6'3")

SECOND FLOOR

MASTER BEDROOM - 4.06m x 3.76m (13'4" x 12'4")

EN-SUITE BATHROOM - 2.1m x 2m (6'11" x 6'7")

APPROXIMATE TOTAL FLOOR AREA: - 815 sq. ft

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

NOTE: - To be eligible for this affordable housing product, the applicant must currently either live or work in the borough of Redcar & Cleveland and have a total household income of £80,000 or less per annum.

IMPORTANT INFORMATION - This property is to be retained as affordable housing in perpetuity. As such, the applicant acknowledges that a restriction in title will be registered with Land Registry to include the provision that any future resale would continue to be based on a 30% discount.

For illustration purposes only, should the property be revalued at the point of resale at £100,000, with the 30% discount applied, the maximum resale price would be £70,000.

AGENTS REF: - JS/LS/RED250961/16122025

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

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**



ALDERMAN CLOSE, TS10 2GX





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