

WELLAND ROAD, REDCAR, TS10 1NR



- ▲ Three Bedroom Semi Detached Property
- ▲ Popular Residential Area of Redcar
- ▲ An Excellent Spacious Family Home
- ▲ Upgraded Kitchen & Bathroom

- ▲ Masses of Integrated Storage
- ▲ Larger than Average Garage
- ▲ Garden
- ▲ No Chain Sale

Offers Over £149,950

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Offered for sale with no chain, this well proportioned family home ticks plenty of boxes and is located within a popular residential area of Redcar. The property offers generous living both inside and out and benefits from an upgraded kitchen and bathroom. Excellent for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.83m x 2.82m (6' x 9'3")

Part glazed UPVC entrance door with twin sidelights, radiator, staircase to the first floor and hardwood doors to the kitchen/dining room and living room.

LIVING ROOM - 3.71m x 5.01m (12'2" x 16'5")

A spacious room with traditional style decoration, wood fire surround with freestanding electric fire and tiled hearth, radiator and sliding hardwood doors to the kitchen/dining room.

KITCHEN/DINING ROOM - 5.69m (18'8") reducing to 1.37m (4'6") x 4.38m (14'4") reducing to 2.55m (8'4")

The décor flows through from the living room with dining area with feature wall, radiator, sliding patio door to the rear garden and opens through to the kitchen area. A Howden's fitted kitchen with square edge worktops and soft closing doors, integrated electric oven and gas hob with stainless steel extractor hood, integrated microwave and fridge freezer, plumbing for washing machine, tiled flooring, UPVC clad ceiling, UPVC window overlooks the rear garden, hardwood door and part glazed UPVC door to access the driveway.

FIRST FLOOR

LANDING - 2.11m (6'11") reducing to 0.85m (2'9") x 3.09m (10'2") reducing to 2.20m (7'3")

With panelled doors to all rooms including a shelved storage cupboard and UPVC window.

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BEDROOM ONE - 3.51m x 3.67m (11'6" x 12')

A light and bright spacious room with neutral decoration including carpet, integrated storage, radiator and UPVC window.

BEDROOM TWO - 3.51m x 3.21m (11'6" x 10'6")

A double room with integrated storage, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.11m x 2.70m (6'11" x 8'10")

A single room with integrated storage, radiator and UPVC window.

WC - 1.17m x 0.79m (3'10" x 2'7")

A Welham's modern suite with fully tiled walls, Karndean style flooring, UPVC clad ceiling with LED lighting and UPVC window.

BATHROOM - 2.08m x 1.63m (6'10" x 5'4")

A white modern suite by Welham's with a thermostatic Mira walk-in shower with rinser attachment, UPVC clad shower area, integrated shower seat, vanity storage unit with soft closing doors, chrome ladder radiator, Karndean style flooring and UPVC window.

EXTERNALLY

GARAGE - 2.40m x 5.14m (7'10" x 16'10")

A larger than average garage with height, previously used with a caravan and van and accessed via double doors.

The front of the property benefits from a neat lawned frontage with border planting and hedging, and a concrete driveway with gated access to the rear garden. The generous rear garden is mainly laid to lawn with twin patio areas.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - CF/LS/RED260171/31072026

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

TO VIEW: Contact our Redcar office on

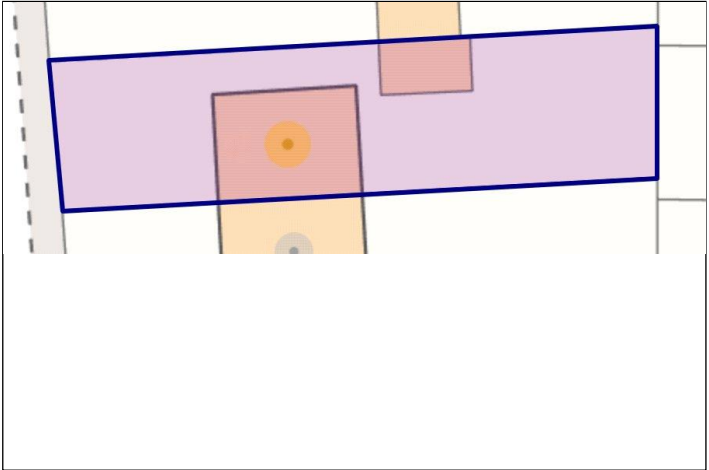
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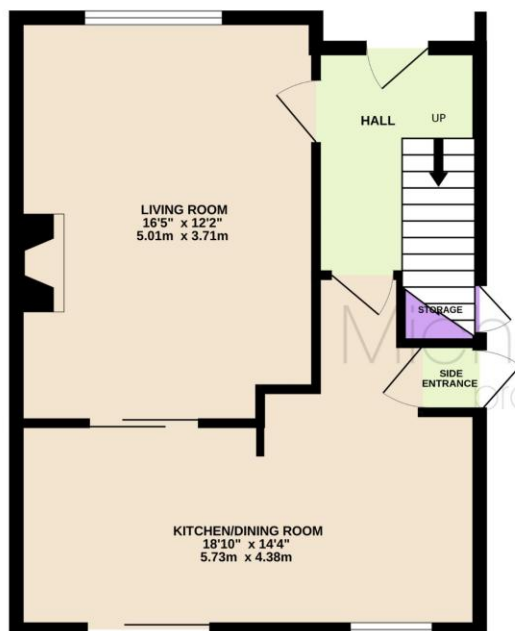
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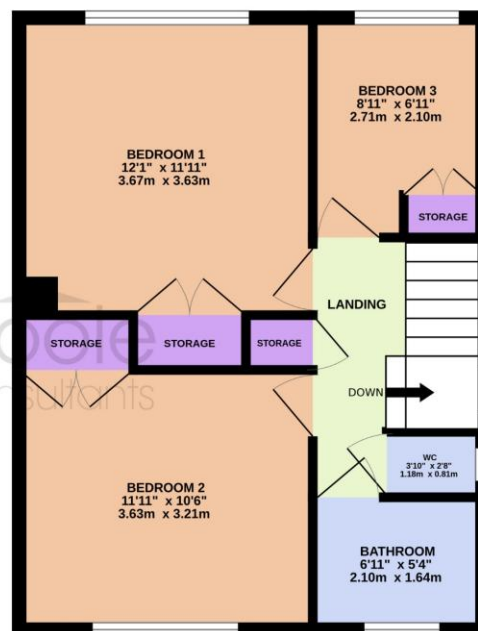
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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



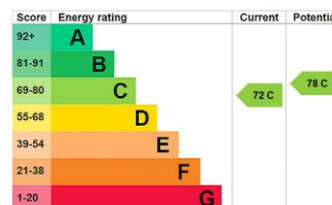
1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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