

ARTHUR TERRACE, NEW MARSKE, TS11 8ET



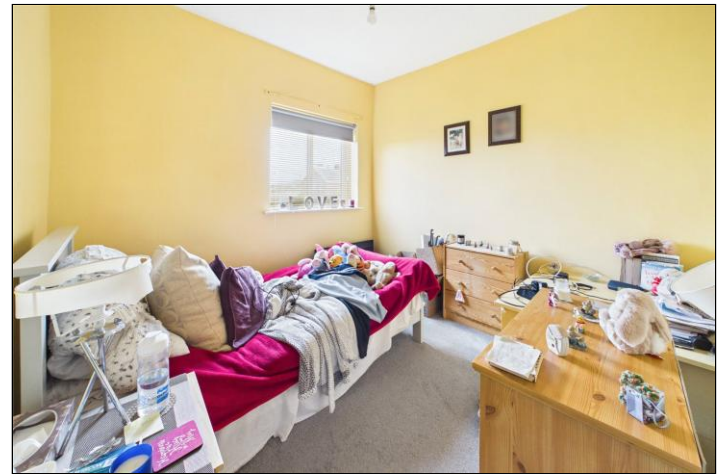
- ▲ Sold with tenants in situ
- ▲ Ideal ready-made rental investment
- ▲ Three bedroom mid-terraced house
- ▲ Well maintained throughout

- ▲ Long-term tenants in place
- ▲ Popular New Marske location
- ▲ Close to local amenities and transport links

Offers Over £70,000

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Situated on Arthur Terrace in the popular coastal village of New Marske, this well-presented three-bedroom mid-terraced property is offered for sale with tenants in situ, making it an ideal ready-made investment opportunity.

The home is well appointed throughout and has been carefully maintained, providing a comfortable and practical living space for the current long-term tenants.

The accommodation offers a spacious layout, typically comprising a welcoming lounge and fitted kitchen to the ground floor, with three good-sized bedrooms and a bathroom to the first floor.

Externally, the property benefits from a rear yard. Located close to local amenities, transport links, and the nearby coastline, the property remains an attractive and convenient place to live.

This is a straightforward investment purchase with immediate rental income, perfectly suited to landlords looking to expand their portfolio with a well-kept, income-generating property.

TO VIEW: Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG

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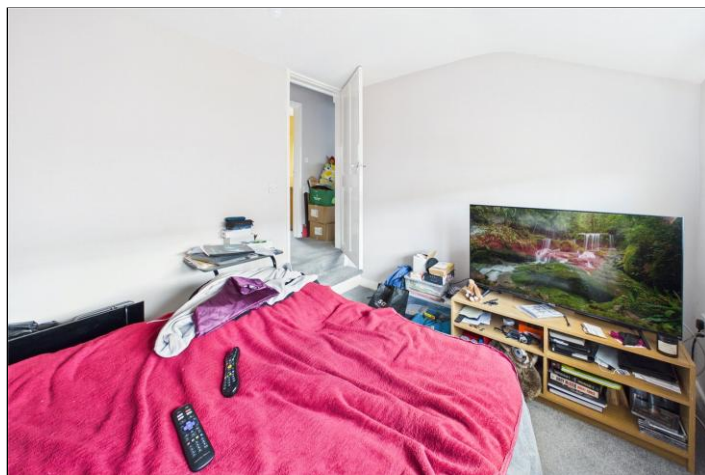
Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

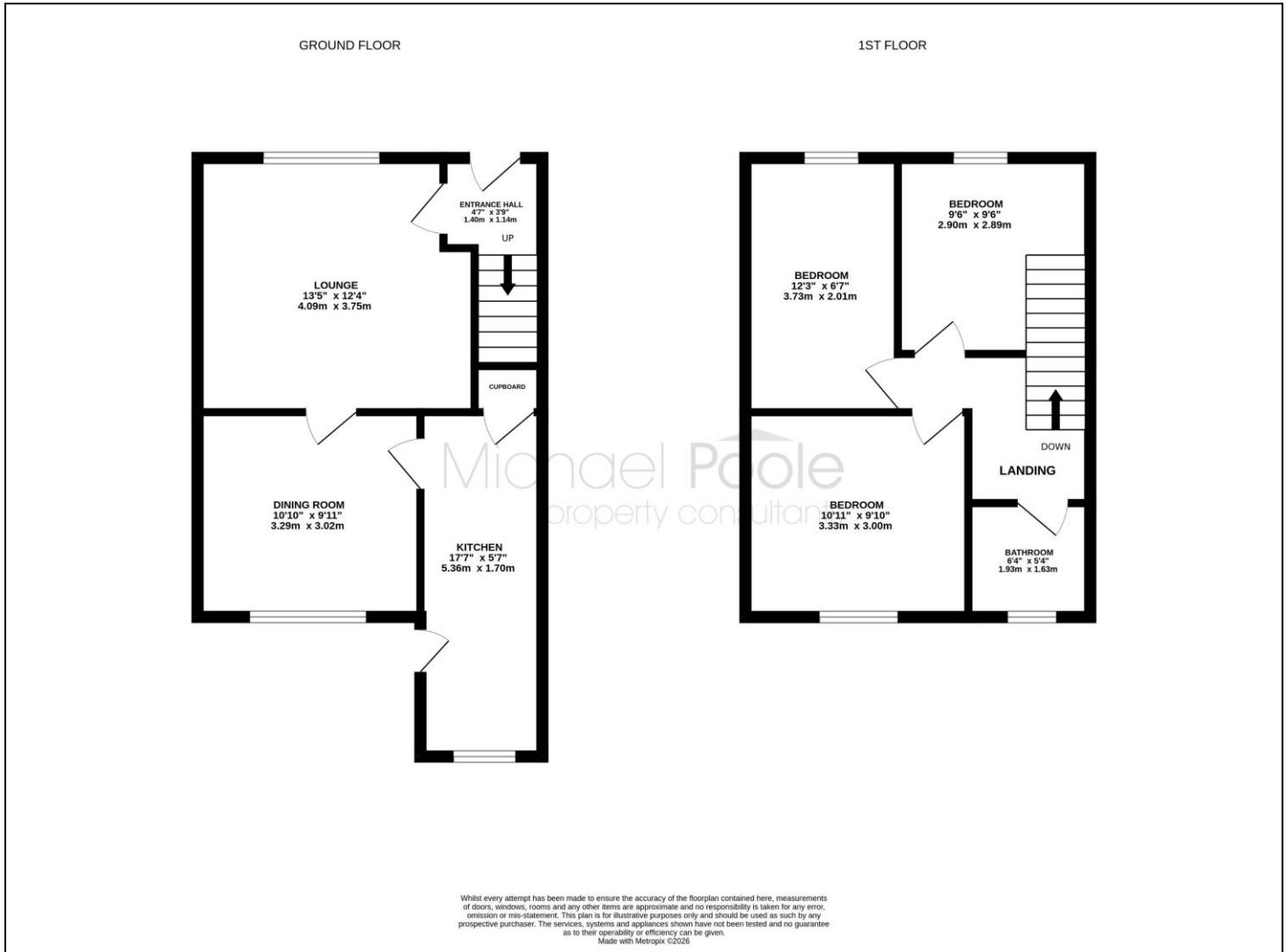
BUYERS IDENTIFICATION CHECK(S)

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.

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

TO VIEW: Contact our Redcar office on Tel: 01 642 285041





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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