

## DENE GROVE, REDCAR, TS10 3JH



- ▲ No Chain
- ▲ Three Bedrooms
- ▲ Spacious Living
- ▲ Large South Facing Garden

- ▲ Off Street Parking
- ▲ Double Garage
- ▲ Central Location

**£160,000**

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Offered for sale with no chain, a very deceiving three bedroom mid terrace property with a fantastic rear garden, off street parking and double garage.

### **GROUND FLOOR**

**ENTRANCE PORCH** - With UPVC double glazed door and window into the entrance porch with internal door leading to the hallway.

**HALLWAY** - A light and airy entrance hall with understairs cupboard, radiator, access to the lounge/diner and staircase to the first floor.

### **LOUNGE/DINER - 9.6m x 5.5m (31'6" x 18'1")**

A deceptively spacious lounge diner with UPVC double glazed bay window to the front aspect, large UPVC double glazed window to the rear, feature fireplace with decorative surround and radiator.

### **KITCHEN - 6.8m x 1.9m (22'4" x 6'3")**

A good range of wall, base and drawer units with integrated electric oven and gas hob, plumbing for a washing machine, UPVC double glazed windows and access to the rear porch.

### **REAR PORCH**

### **FIRST FLOOR**

### **LANDING**

### **BEDROOM ONE - 4.7m x 3.5m (15'5" x 11'6")**

A large double bedroom to the front aspect with UPVC double glazed bay window, full length fitted wardrobes and radiator.

### **BEDROOM TWO - 3.4m x 3.9m (11'2" x 12'10")**

Second double bedroom to the rear of the property with fitted wardrobes and drawer units, radiator and UPVC double glazed window.

### **BEDROOM THREE - 2.5m x 1.7m (8'2" x 5'7")**

Single bedroom to the front aspect with UPVC double glazed window and radiator.

**SHOWER ROOM** - A modern shower room with walk in electric shower and glass screen, low level WC, pedestal wash hand basin, heated towel rail, ideal combi boiler and UPVC double glazed window.

**TO VIEW:** Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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## **EXTERNALLY**

The front of the property features a spacious driveway providing ample off-street parking, along with a block-paved pathway leading to the entrance. To the rear, the garden has been beautifully maintained and offers a delightful outdoor space, including a seating area with artificial grass, a patio, and a generous lawn. A garden path leads to the double garage, and the garden also benefits from a desirable south-facing aspect.

**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:** - EE/LS/RED260263/14042026

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

**TO VIEW:** Contact our Redcar office on

Tel: **01642 285041**



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