

BLACKWOOD COURT, REDCAR, TS10 2UJ



- ▲ Immaculate Throughout
- ▲ Open Plan Lounge/Diner
- ▲ Spacious Lounge
- ▲ Southerly Facing Garden

- ▲ Three Bedrooms
- ▲ En-Suite
- ▲ Off Street Parking

£217,500

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A beautifully presented semi-detached family home located on the highly sought after Rowan Garth Development. This 2017 built property benefits from a light and bright kitchen diner with French doors to the southerly facing rear garden. Early viewing is advised.

GROUND FLOOR

LIVING ROOM - 3.66m x 4.27m (12' x 14')

A generous room with modern style decoration and neutral carpet, radiator, UPVC window and door to the WC and kitchen diner.

KITCHEN DINER - 4.7m x 3.96m (15'5" x 13')

A light and bright southerly facing room with a shaker style fitted kitchen, square edge worktops and upstands, integrated Zanussi electric oven and gas hob with stainless steel splashback and extractor hood, integrated dishwasher, plumbing for washing machine, cupboard housing the Ideal Logic combi boiler, tiled flooring flows through to the dining area with radiator, large walk-in storage cupboard, and UPVC French doors with twin side lights open to the rear garden.

WC - 1.83m x 1.02m (6' x 3'4")

FIRST FLOOR

BEDROOM ONE - 3.35m x 2.97m (11' x 9'9")

A lovely, presented room with neutral carpet, integrated wardrobe storage with soft closing doors, radiator, UPVC window and door to the en-suite.

EN-SUITE - 1.68m x 1.75m (5'6" x 5'9")

White modern suite with thermostatic shower with extractor fan, part tiled walls, wash hand basin, low level WC, chrome ladder radiator and UPVC window.

BEDROOM TWO - 2.64m x 3.3m (8'8" x 10'10")

A double room with neutral carpet, radiator and UPVC window overlooking the rear garden.

BEDROOM THREE - 2m x 3.58m (6'7" x 11'9")

A generous third bedroom with neutral carpet, radiator, and UPVC window overlooking the rear garden.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



BLACKWOOD COURT, TS10 2UJ

BATHROOM - 1.68m x 1.96m (5'6" x 6'5")

Modern white suite with bath and shower head attachment, floating sink and low level WC, extractor fan, unit, part tiled walls, chrome ladder radiator, and contrasting vinyl flooring.

EXTERNALLY

PARKING & GARDENS - The front of the property benefits from a generous tarmac driveway with parking for two vehicles and a neat lawned frontage with paved pathways. The southerly facing rear garden is mainly laid to lawn with a full width paved patio area, outdoor power and water supply, and gated access to the driveway.

AGENT NOTE: - Service Charge: £120 PA

AGENTS REF: - EE/LS/RED260265/14042026

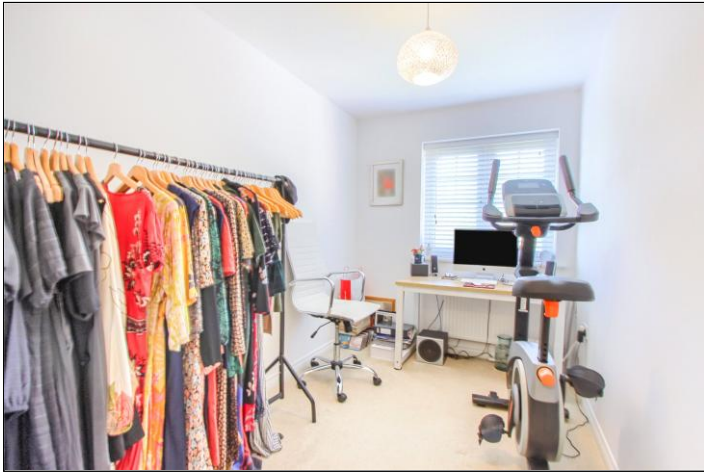
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**



BLACKWOOD COURT, TS10 2UJ





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