

HELMSLEY LAWN, REDCAR, TS10 2LL



- ▲ No Chain
- ▲ De-Shaled
- ▲ Detached Garage
- ▲ Front & Rear Gardens
- ▲ Two Bedrooms

- ▲ Popular Location
- ▲ Fully Refurbished
- ▲ Double Glazed Windows & Doors
- ▲ Full Central Heating
- ▲ Full Rewire

£215,000

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This beautifully presented two bedroom bungalow has been refurbished throughout to an exceptional standard, with no expense spared. The property has also been fully de-shaled, offering a stylish and low-maintenance home ready to move into.

The accommodation comprises a welcoming entrance porch leading into the spacious hallway, a stunning family bathroom featuring a bath with overhead shower, contemporary floating sink unit and WC, two generously proportioned double bedrooms, and a fabulous open plan kitchen and living space ideal for modern living and entertaining.

Externally, the property benefits from a large garden and a detached garage, providing excellent outdoor space and additional storage.

GROUND FLOOR

ENTRANCE PORCH

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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HALLWAY

FAMILY BATHROOM - 2.41m x 1.63m (7'11" x 5'4")

BEDROOM ONE - 3.81m x 3.23m (12'6" x 10'7")

BEDROOM TWO - 3.96m x 2.24m (13' x 7'4")

LOUNGE - 4.95m x 3.23m (16'3" x 10'7")

KITCHEN - 2.64m x 3.28m (8'8" x 10'9")

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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.

AGENTS REF: - EE/LS/RED260296/10082026

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

TO VIEW: Contact our Redcar office on

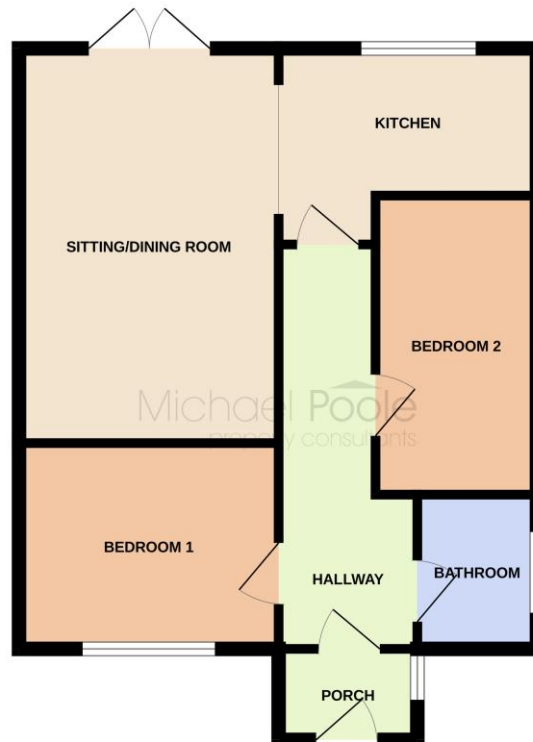
Tel: **01642 285041**



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Hergo 12/09

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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