

ELDERWOOD GARDENS, MIDDLESBROUGH, TS6 0GF



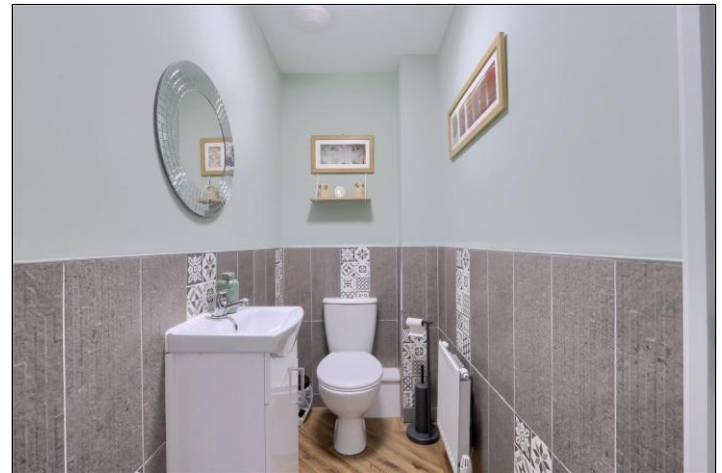
- ▲ Popular High Farm Location
- ▲ Fully Enclosed South Facing Rear Garden
- ▲ Modern Fitted Kitchen

- ▲ Parking for Two Vehicles to The Front of The Property
- ▲ Ideal for A Family
- ▲ Must Be Viewed to Be Fully Appreciated

£150,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Simply Stunning! What a perfect three-bedroom semi-detached property situated near Skippers Lane, Cleveland Retail Park. This property offers great living space and has allocated off road parking. The property is presented to a high standard and has great modern interior. The property benefits from an enclosed rear garden which is accessible from the attractive open plan kitchen/ diner and is well positioned for local schools, shops and commuting routes throughout Teesside and beyond. Call Michael Poole today so you don't miss out, we don't anticipate this one will be around for long!

The property offers two floors of modern living accommodation and briefly comprises, entrance hall, lounge, kitchen, WC, landing, three bedrooms, en-suite and family bathroom. Externally the property has off street parking for two vehicles and an enclosed rear garden which is laid to artificial turf with decking and summerhouse.

GROUND FLOOR

ENTRANCE HALL - Double glazed door to the front elevation, Karndean flooring and access to downstairs living accommodation.

LOUNGE - 4.22m x 3.68m (13'10" x 12'1")

Window to the front elevation, Karndean flooring and radiator.

DOWNSTAIRS WC

Karndean flooring, WC, wash hand basin and radiator.

KITCHEN/DINER - 4.7m x 2.84m (15'5" x 9'4")

Stainless steel sink and drainer, white high gloss wall and base units, cooker, hob, extractor fan, work surfaces, integrated appliances, Karndean flooring, radiator, under stairs storage cupboard, dining area and patio doors leading to the rear garden.

FIRST FLOOR

MASTER BEDROOM - 2.97m x 2.84m (9'9" x 9'4")

Window to the front elevation, Karndean flooring, radiator and fitted wardrobes.

EN SUITE

Shower, WC, wash hand basin, part tiled and window to the front elevation.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



ELDERWOOD GARDENS, TS6 0GF

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

Window to the rear elevation and radiator.

BEDROOM THREE - 3.56m x 2m (11'8" x 6'7")

Window to the rear elevation and radiator.

Bathroom With WC, wash hand basin, bath, wall mounted mirror, radiator and flooring.

EXTERNALLY

PARKING & REAR GARDEN

Property has off street parking for two vehicles and an enclosed rear garden which is laid to artificial turf with decking and summerhouse.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/RED260353/11052026

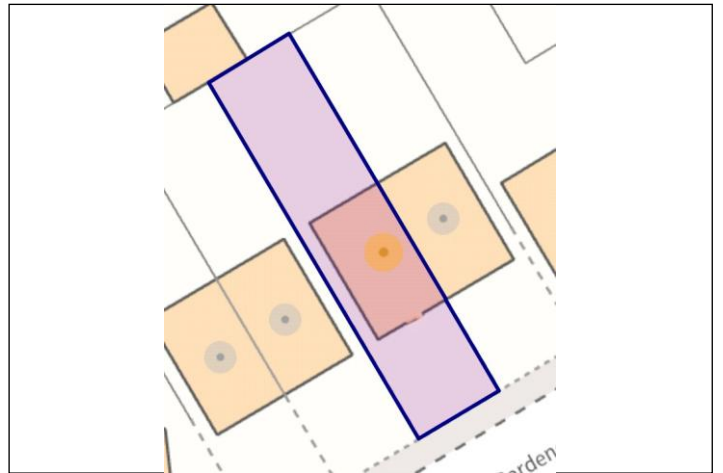
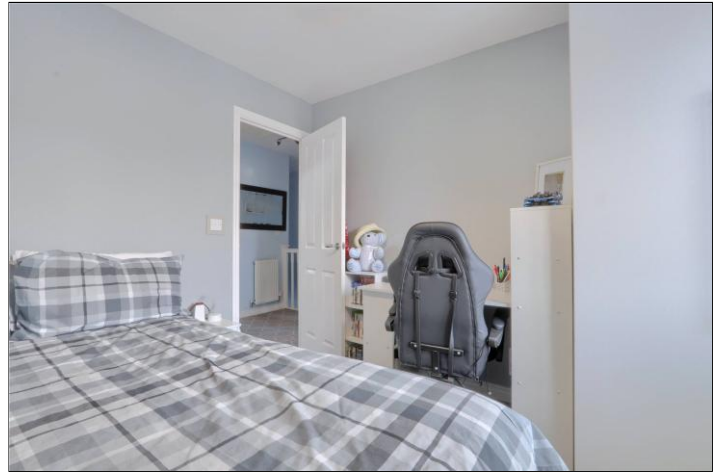
Council Tax Band: B **Tenure:** Freehold

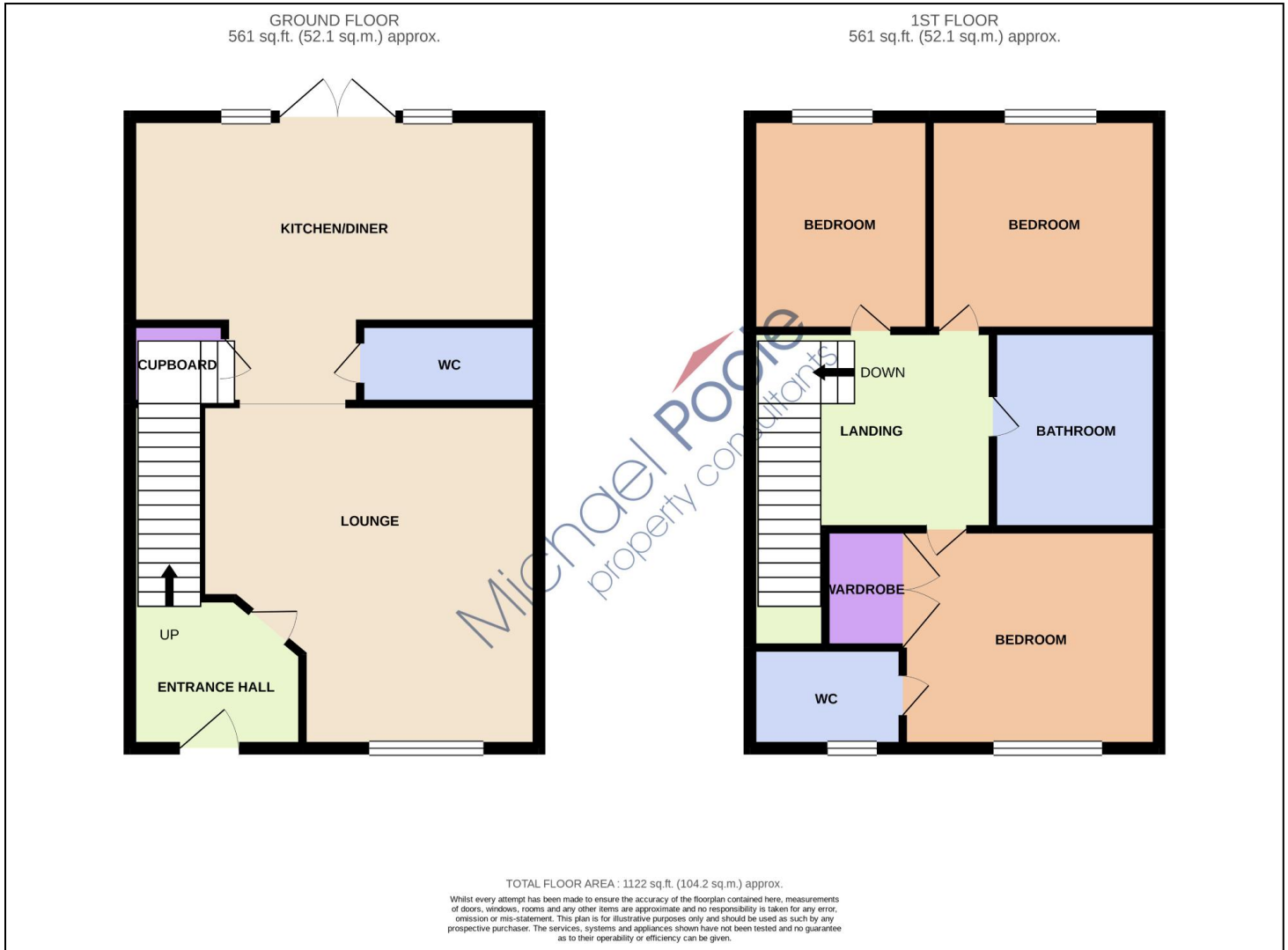
TO VIEW: Contact our Redcar office on

Tel: **01642 285041**



ELDERWOOD GARDENS, TS6 0GF





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