

CHARLOTTE STREET, REDCAR, TS10 3HU



- ▲ Three Bedroom Terraced Property
- ▲ Popular Central Location
- ▲ Fresh Neutral Décor Including Carpets Throughout
- ▲ Re-wired & New Consumer Unit
- ▲ Brilliant for a First Time Buyer or Buy to Let
- ▲ On Street Permit Parking
- ▲ Enclosed Yard Area
- ▲ No Chain Sale

Offers Over £79,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no chain, this terraced home is conveniently located within minutes of the town, beach and transport links and benefits from spacious rooms with fresh neutral décor including carpets throughout. Early viewing is advised to fully appreciate this roomy property.

GROUND FLOOR

HALL - 1.72m x 3.41m (5'8" x 11'2")

Part glazed UPVC entrance door, radiator, door to the living room and dining room and opens through to the kitchen.

LIVING ROOM - 3.65m (12') x 3.35m (11') increasing to 3.96m (13') into the bay

A spacious bay windowed room with neutral décor, wood fire surround with marble insert and hearth, radiator and opening through to the dining room.

DINING ROOM - 3.23m (10'7") reducing to 2.95m (9'8") x 3.34m (10'11") increasing to 3.95m (13')

The décor flows through from the living room with radiator and large UPVC window.

KITCHEN - 2.14m x 3.34m (7' x 10'11")

A matt finished kitchen with contrasting worktops, integrated electric oven and hob with glass splashback, plumbing for washing machine, wall mounted Potterton combi boiler with filter system, grey oak vinyl flooring, UPVC window and door to the rear yard area.

FIRST FLOOR

LANDING - 1.71m x 3.03m (5'7" x 9'11")

With panelled doors to all rooms including access to the loft space.

BEDROOM ONE - 3.65m (12') x 3.36m (11') increasing to 3.94m (12'11") into the bay

A light and bright bay windowed room with neutral décor, radiator and UPVC window.

BEDROOM TWO - 3.65m (12') reducing to 2.98m (9'9") x 3.95m (13') reducing to 3.33m (10'11")

A spacious double room with crisp white walls and grey carpet, radiator and UPVC window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



CHARLOTTE STREET, TS10 3HU

BEDROOM THREE - 1.71m x 2.10m (5'7" x 6'11")

A single room with radiator and UPVC window.

BATHROOM - 1.71m x 1.48m (5'7" x 4'10")

A white suite with over bath shower attachment, fully UPVC clad walls, integrated storage cupboard, chrome ladder radiator and UPVC window.

EXTERNALLY

The front of the property benefits from resident permit parking. To the rear there is an enclosed yard area with gated access to the gated alleyway.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

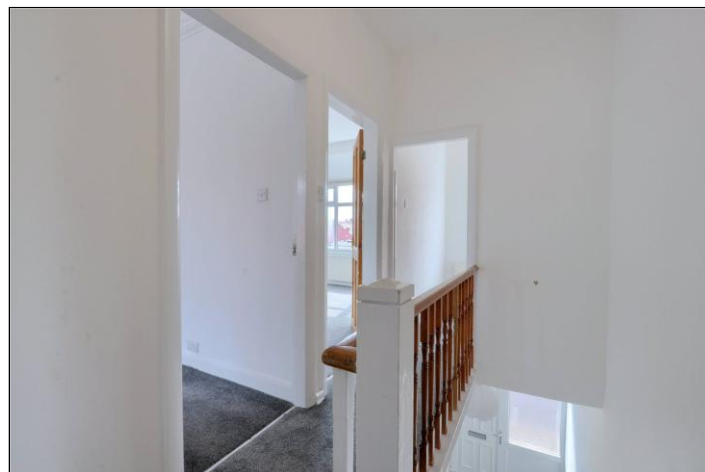
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use 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: - CF/LS/RED260427/25062026

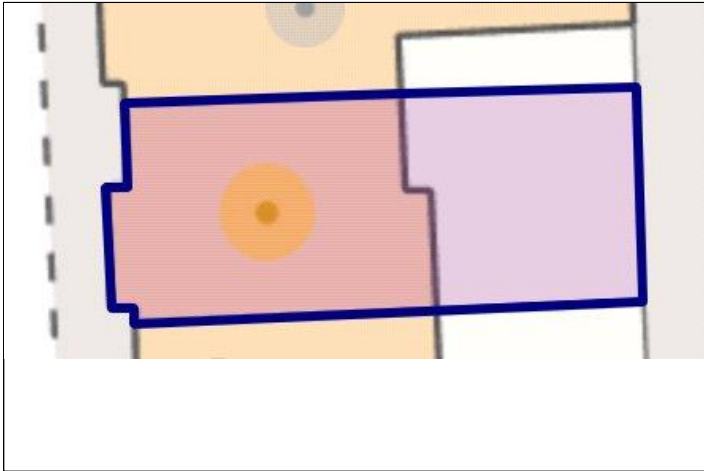
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**

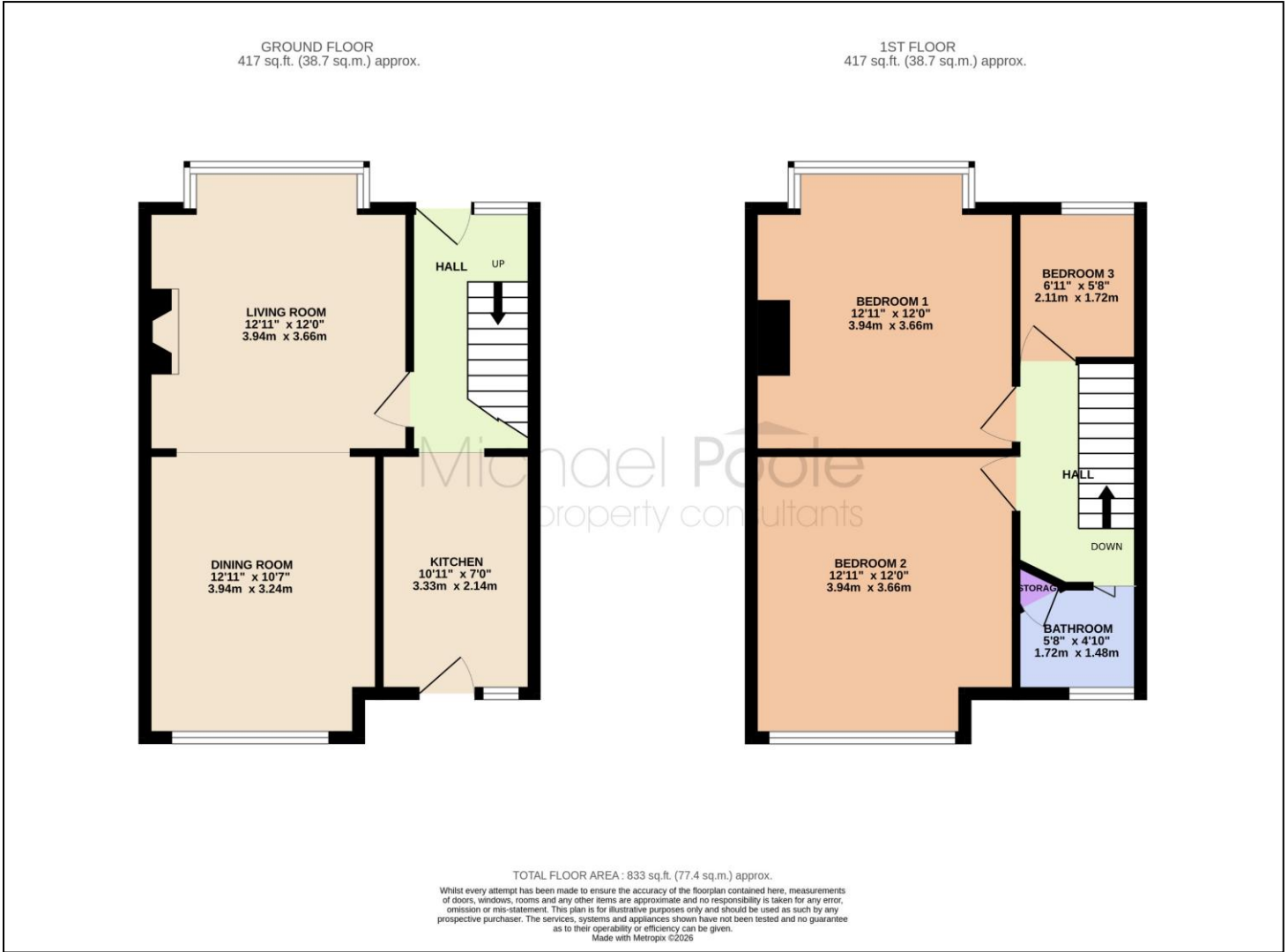


CHARLOTTE STREET, TS10 3HU

Exterior view of the Michael Poole property consultants storefront at night. The storefront features a prominent blue neon sign that reads "Michael Poole property consultants". Below the sign are large glass display windows filled with property listings. The building is illuminated by the neon sign and the interior lights of the windows.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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