

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
- ▲ EICR & Gas Safety Certificates
- ▲ No Chain Sale

Offers Over £79,950

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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

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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

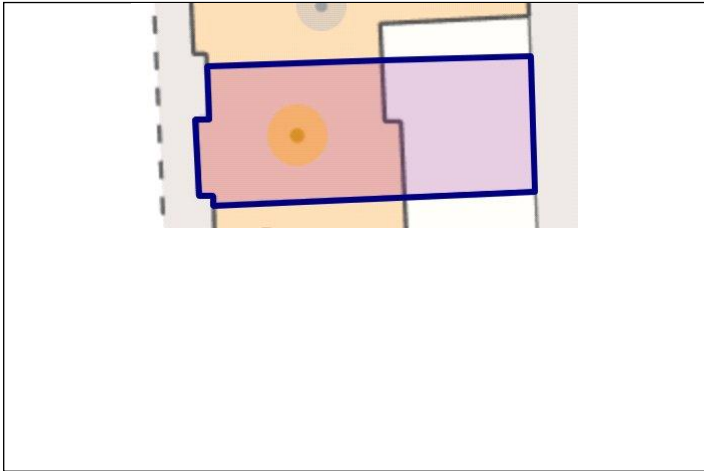
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**



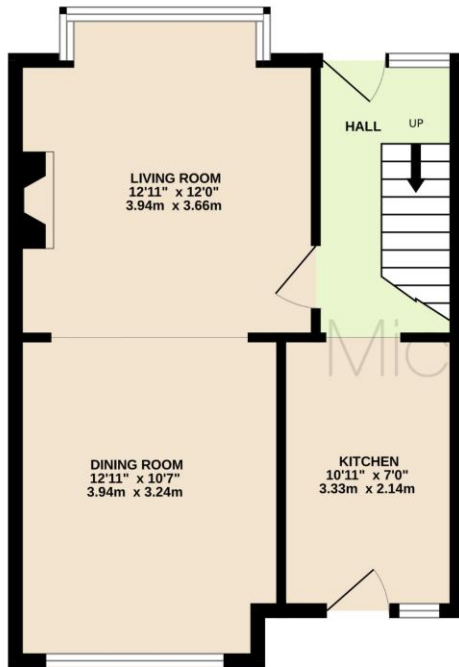
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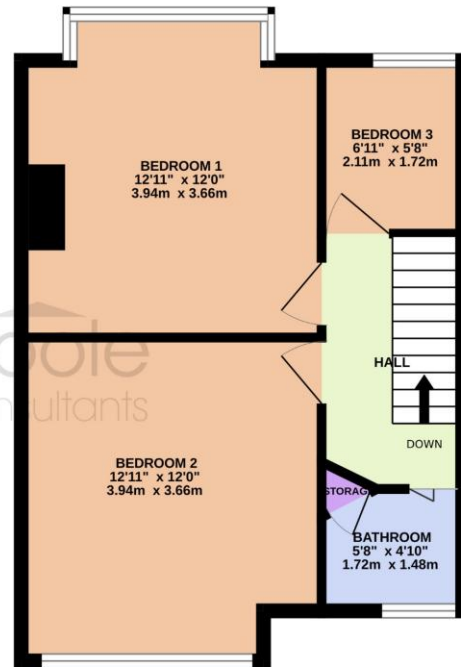
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before you can buy?

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

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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