

## THAMES ROAD, REDCAR, TS10 1PP



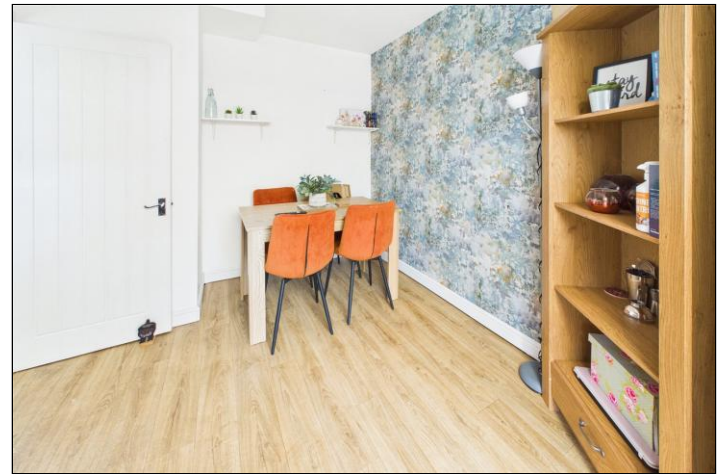
- ▲ Three-bedroom semi-detached family home
- ▲ Spacious and well-presented throughout
- ▲ Generous plot with a good-sized rear garden
- ▲ Bright and spacious lounge

- ▲ Modern fitted kitchen and separate dining room
- ▲ Conservatory overlooking the garden
- ▲ Three well-proportioned bedrooms
- ▲ Contemporary family bathroom
- ▲ Ideal for families and first-time buyers
- ▲ Early viewing highly recommended

**£144,950**

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Situated in a popular residential area on Thames Road, Redcar, this spacious three-bedroom semi-detached home is beautifully presented throughout and occupies a generous plot with an attractive, good-sized rear garden, making it an ideal choice for families and first-time buyers alike.

The well-planned accommodation comprises a bright and spacious lounge, a modern fitted kitchen with ample storage and workspace, a separate dining room perfect for family meals and entertaining, and a delightful conservatory overlooking the rear garden, providing additional versatile living space.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom fitted with modern fixtures and fittings.

Externally, the property benefits from a generous rear garden offering plenty of space for children to play, outdoor entertaining or gardening enthusiasts.

Early viewing is highly recommended to fully appreciate the space, presentation and sought-after location this excellent family home has to offer.

### **GROUND FLOOR**

**HALLWAY - 1.93m x 3.3m (6'4" x 10'10")**

**LIVING ROOM - 4.42m x 3.18m (14'6" x 10'5")**

**KITCHEN - 3.66m x 3.02m (12' x 9'11")**

**DINING ROOM - 2.67m x 2.95m (8'9" x 9'8")**

**SUNROOM - 2.1m x 3.2m (6'11" x 10'6")**

### **FIRST FLOOR**

**LANDING - 1.96m x 2.2m (6'5" x 7'3")**

**TO VIEW:** Tel: **01642 285041**

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**BEDROOM ONE - 3.6m x 3.33m (11'10" x 10'11")**

**BEDROOM TWO - 4.45m x 2.5m (14'7" x 8'2")**

**BEDROOM THREE - 2.82m x 2.36m (9'3" x 7'9")**

**BATHROOM - 1.93m x 1.68m (6'4" x 5'6")**

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:** - JS/LS/RED260452/30062026

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

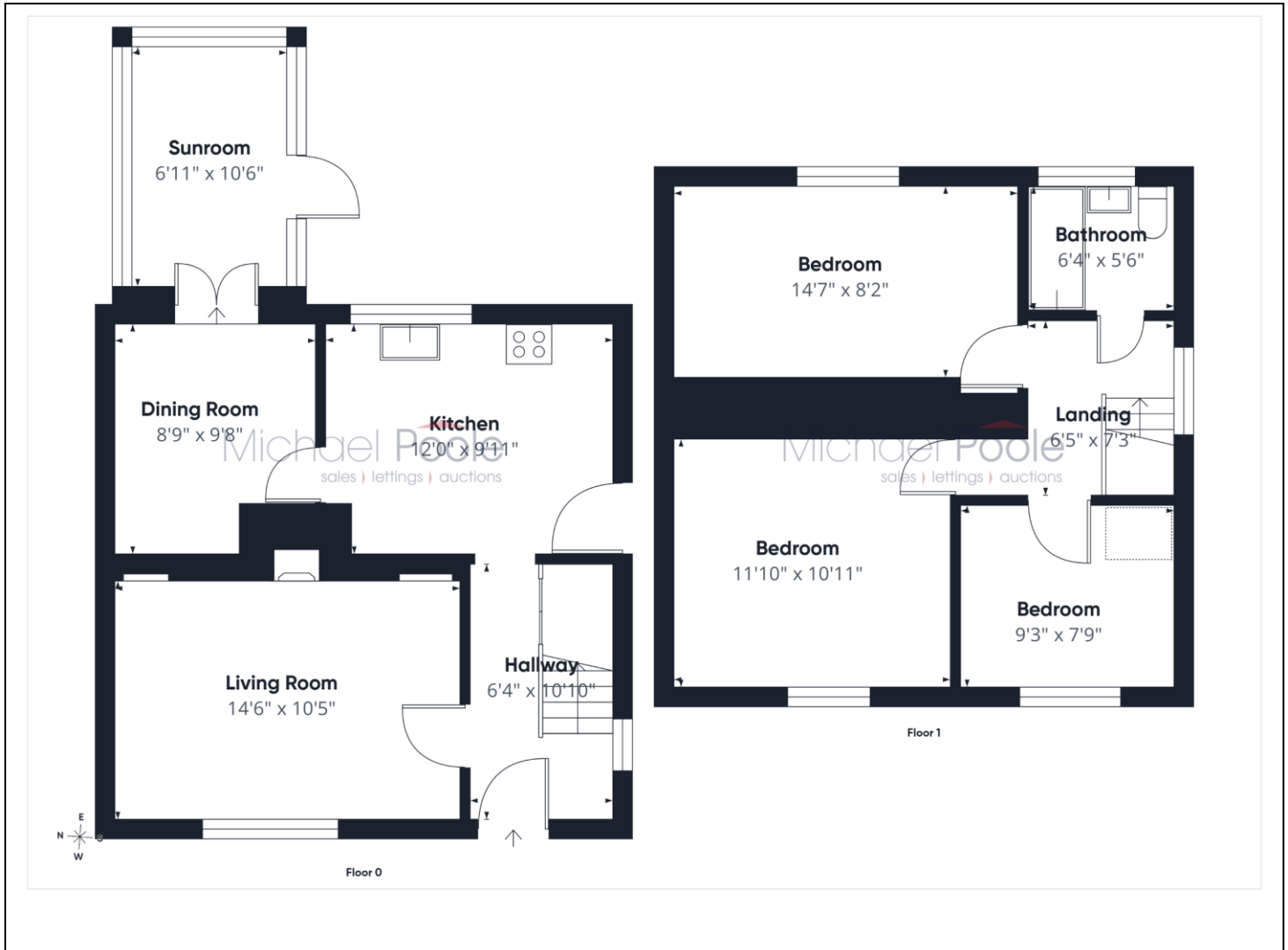
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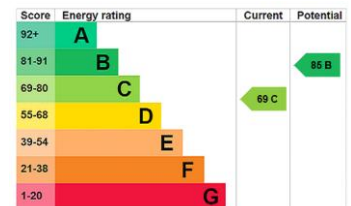


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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