

HORNLEIGH GROVE, REDCAR, TS10 1QS



- ▲ Extended Semi Detached Property
- ▲ Three Bedrooms
- ▲ Spanning Over 1,250 Sq. Ft
- ▲ Highly Sought After Residential Location
- ▲ Simply Stunning Throughout

- ▲ Envious Corner Plot
- ▲ Past Planning for Loft Conversion
- ▲ Generous Driveway
- ▲ Nicely Presented Gardens

£299,950

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Simply bring your furniture to this lovely move in ready property. Upgraded and extended to create a stunning period property packed with character and quality. Brilliant for local amenities, schooling, transport links and the beach. Early serious viewing is advised to fully appreciate this showstopper property.

GROUND FLOOR

ENTRANCE PORCH - 0.60m x 1.85m (2' x 6'1")

Part glazed composite entrance door, Quarry tiled flooring and original part glazed door to the hall.

HALL - 2.55m (8'4") reducing to 1.88m (6'2") x 5.06m (16'7") reducing to 4.21m (13'10")

With Karndean flooring with detailed edging, feature UPVC window, oak staircase to the first floor, radiator, twin storage cupboards and oak panelled doors to the living room and kitchen diner.

LIVING ROOM - 4.20m (13'9") reducing to 3.55m (11'8") x 3.66m (12') increasing to 4.63m (15'2") into the bay

A lovely bay windowed room with tasteful decoration and lush neutral carpet, feature fireplace with oak mantel and electric wood burning style fire with slate hearth, radiator and UPVC window.

KITCHEN DINER - 6.21m (20'4") reducing to 2.57m (8'5") x 4.22m (13'10") reducing to 2.78m (9'1")

A stunning family size shaker kitchen with soft closing doors and square edge oak worktops, integrated electric oven and five ring gas hob with extractor hood, integrated microwave and dishwasher. Decorative part tiled walls, feature lighting, island unit with seating for four and storage, engineered oak flooring flows through to the dining area with a modern style graphite radiator, UPVC bay window, oak panelled door to the utility and WC and opens through to the family room.

FAMILY ROOM - A fantastic light fitted room with flooring flowing through from the kitchen, feature wall, downlighters and bi-folding doors to the generous rear garden.

UTILITY - 2.15m x 2.10m (7'1" x 6'11")

Matt white fitted units with plumbing for washing machine and space for tumble dryer, wall mounted combi boiler, part metro tiled walls, downlighters, part glazed UPVC door to the garden and further door to the WC.

WC - 2.15m x 1.11m (7'1" x 3'8")

A white modern suite with vanity storage unit, Herringbone vinyl flooring, chrome ladder radiator, part metro tiled walls and UPVC window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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FIRST FLOOR

LANDING - 2.42m x 2.28m (7'11" x 7'6")

With oak panelled doors to all rooms, leaded UPVC window and access to the loft space, fully boarded with Velux window and exposed beams.

BEDROOM ONE - 3.70m (12'2") including wardrobes x 4.25m (13'11")

A spacious room with twin fitted wardrobes, neutral carpet and a UPVC window overlooks the rear garden.

BEDROOM TWO - 3.70m (12'2") reducing to 3.30m (10'10") x 3.65m (12') increasing to 4.53m (14'10") into the bay

A generous bay windowed room with neutral decoration including carpet, radiator and UPVC window.

BEDROOM THREE - 2.41m (7'11") increasing to 3.14m (10'4") into the bay x 2.70m (8'10") reducing to 1.49m (4'11")

A nicely presented bay windowed room with feature wall and grey carpet, radiator and UPVC window.

BATHROOM - 2.40m x 2.84m (7'10" x 9'4")

A modern white suite with separate thermostatic shower, fully UPVC clad walls, decorative vinyl flooring, towel radiator and twin UPVC windows.

EXTERNALLY

PARKING & GARDENS - The front of the property sits on a fantastic corner plot with a generous concrete driveway offering parking for numerous vehicles, nicely planted borders and gated access to the rear garden. The lovely rear garden is low maintenance, mainly block paved with slated borders, composite decked area and further raised wooden sundeck offering numerous seating areas, storage shed and high quality summerhouse with power and lighting. A fantastic garden for entertaining friends and family.

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.

Council Tax Band: E

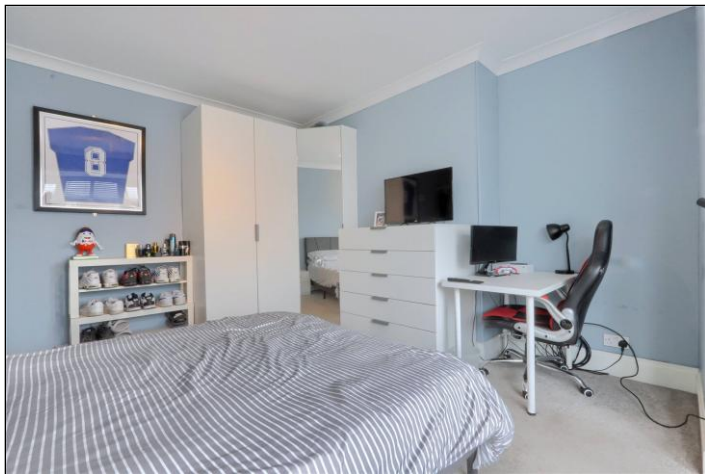
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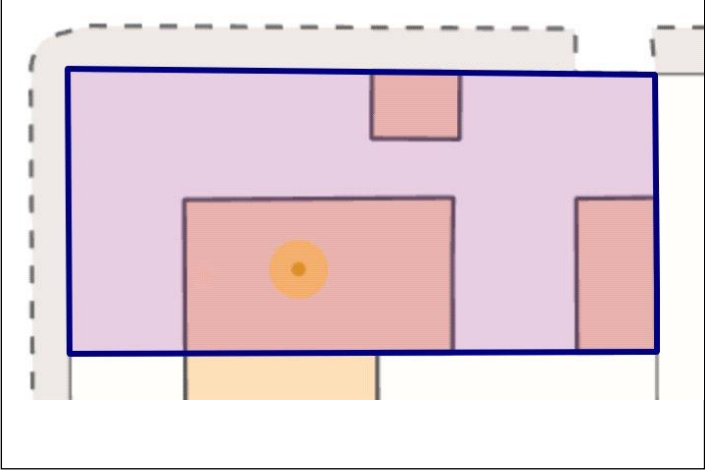
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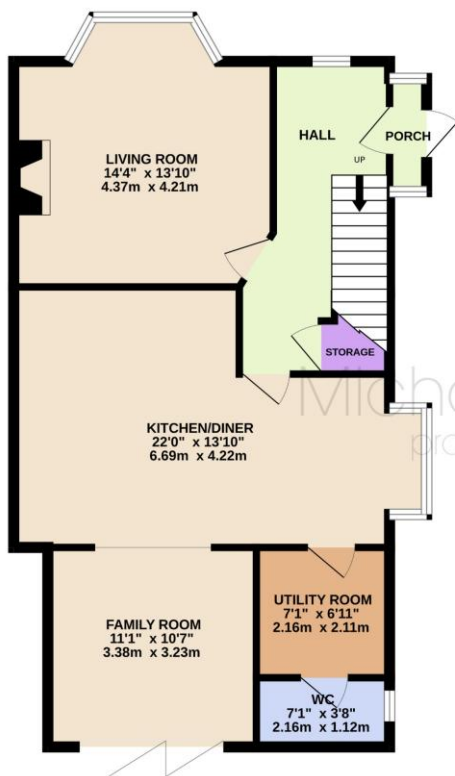
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A photograph of the storefront of Michael Poole property consultants at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole" in large white letters, with "property consultants" in smaller white letters below it. The windows display various property listings and brochures. The entrance is a glass door with a small sign above it.

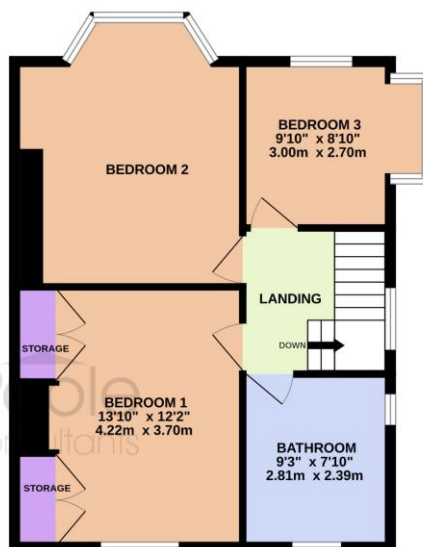
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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



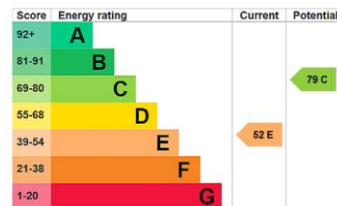
1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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