MOORSHOLM WAY, REDCAR, TS10 4LF

- Three Bedroom Terraced Property
- Popular Area of Redcar
- Fantastic Light & Bright Move in Ready Property
- Brilliant for a First Time Buyer or Buy to Let
- Ground Floor WC
- Conservatory
- Substantial Low Maintenance Rear Garden
- No Chain Sale

£125,000

Simply bring your furniture to this spacious light and bright property! Offered for sale with no chain, the property offers generous living both inside and out and is nicely positioned within minutes of local amenities, schooling and transport links. Early viewing is advised to avoid disappointment.

GROUND FLOOR

PORCH - 2.15m (7'1") reducing to 1.62m (5'4") x 1.70m (5'7") reducing to 0.70m (2'4")
Part glazed UPVC entrance door, washed grey oak laminate flooring, radiator, storage cupboard, chrome downlighters and door to the hall.

HALL - 2.35m x 1.43m (7'9" x 4'8")
With neutral decoration, radiator, staircase to the first floor and doors to the WC and lounge diner.

WC - 1.41m x 134m (4'8" x 439'8")
A white modern suite with vanity storage unit, part metro tiled walls, laminate flooring and under stairs storage cupboard.

LOUNGE DINER - 3.41m x 6.39m (11'2" x 21')
A brilliant light and bright spacious room with crisp white walls and feature media style wall, modern style radiator, chrome downlighters throughout, sliding patio door to the conservatory and further door to the kitchen.

KITCHEN - 2.35m x 3.43m (7'9" x 11'3")
A high gloss fitted kitchen with contrasting roll edge worktops and soft closing doors, integrated electric oven and five ring gas hob, plumbing for washing machine, part metro tiled walls, chrome downlighters, laminate flooring flows through from the lounge diner, UPVC window and part glazed door to the generous rear garden.

CONSERVATORY - 3.41m x 2.71m (11'2" x 8'11")
With neutral decoration flowing through from the lounge diner, feature lighting and UPVC windows overlook the rear garden.

FIRST FLOOR

LANDING - 1.87m x 1.89m (6'2" x 6'2")
With panelled doors to all rooms and access to the loft space.

TO VIEW: Tel: 01642 285041
30-32 Station Road, Redcar, TS10 1AG

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BEDROOM ONE - **3.54m (11'7") reducing to 3.40m (11'2") x 3.83m (12'7") reducing to 0.90m (2'11")**
A light and bright spacious room with laminate flooring, radiator and twin UPVC windows.

BEDROOM TWO - **3.91m (12'10") reducing to 3.31m (10'10") x 2.71m (8'11") reducing to 0.90m (2'11")**
A double room with radiator and twin UPVC windows overlook the rear garden.

BEDROOM THREE - **2.41m (7'11") reducing to 1.40m (4'7") x 2.82m (9'3") reducing to 1.92m (6'4")**
A single room with bespoke bed area with integrated storage, radiator and UPVC window.

BATHROOM - **2.41m x 1.68m (7'11" x 5'6")**
A white modern suite with an over bath thermostatic shower, extractor fan, high gloss vanity storage unit, fully UPVC clad walls, chrome towel radiator, vinyl flooring, downlighters and UPVC window.

EXTERNALLY

The front of the property benefits from a low maintenance neat imprinted frontage. To the rear there is a generous low maintenance garden with artificial laid lawn, raised sundeck area, numerous seating areas, brick built storage with power and lighting, and a generous versatile summerhouse.

SUMMERHOUSE - **2.95m x 4.55m (9'8" x 14'11")**
With power and lighting.

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/RED260445/07072026

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

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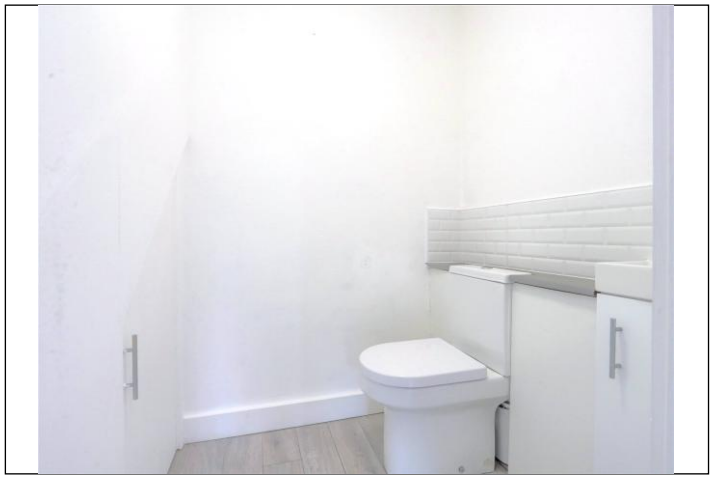

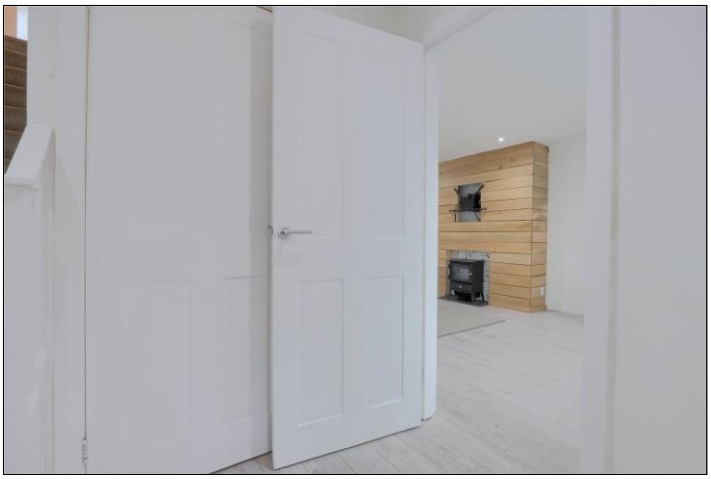

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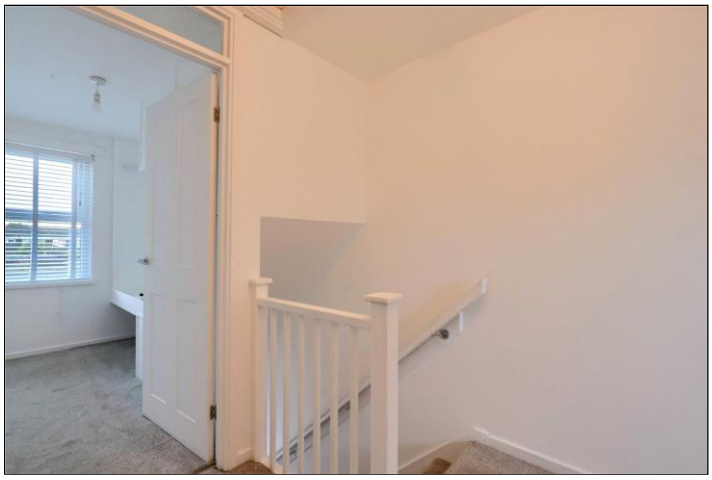

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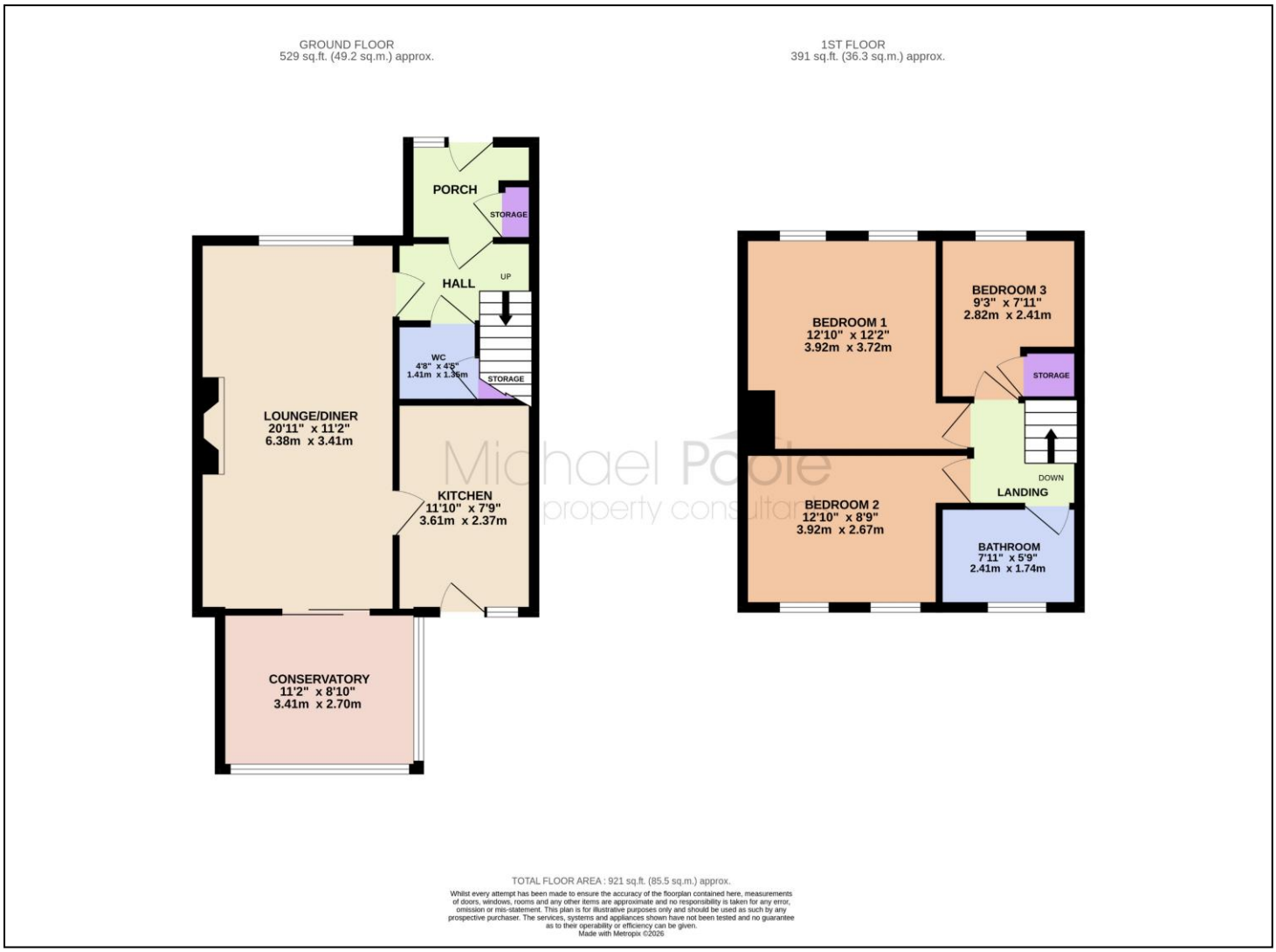

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