

# 13 Wardman Crescent, Redcar

£280,000

Michael Poole
SALES · LETTINGS · AUCTIONS



# 13 Wardman Crescent

## Redcar

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, ideally situated in the popular Redcar-East area, within walking distance of both the beach and Redcar town centre.

- Three-bedroom semi-detached house
- Popular Redcar-East location
- Walking distance to beach and town centre
- Large kitchen/diner
- Large third bedroom
- Beautifully decorated and appointed throughout
- Lounge with working fireplace
- Downstairs WC
- Master bedroom with en-suite shower room
- Converted garage providing secondary accommodation
- Large enclosed rear garden

# 13 Wardman Crescent

## Redcar

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, ideally situated in the popular Redcar-East area, within walking distance of both the beach and Redcar town centre.

The property has been considerably improved by the current owners, with a rear extension creating a particularly impressive kitchen/diner and providing a larger-than-average third bedroom. Beautifully decorated and appointed throughout, the home offers a stylish yet comfortable living environment with a range of attractive features.

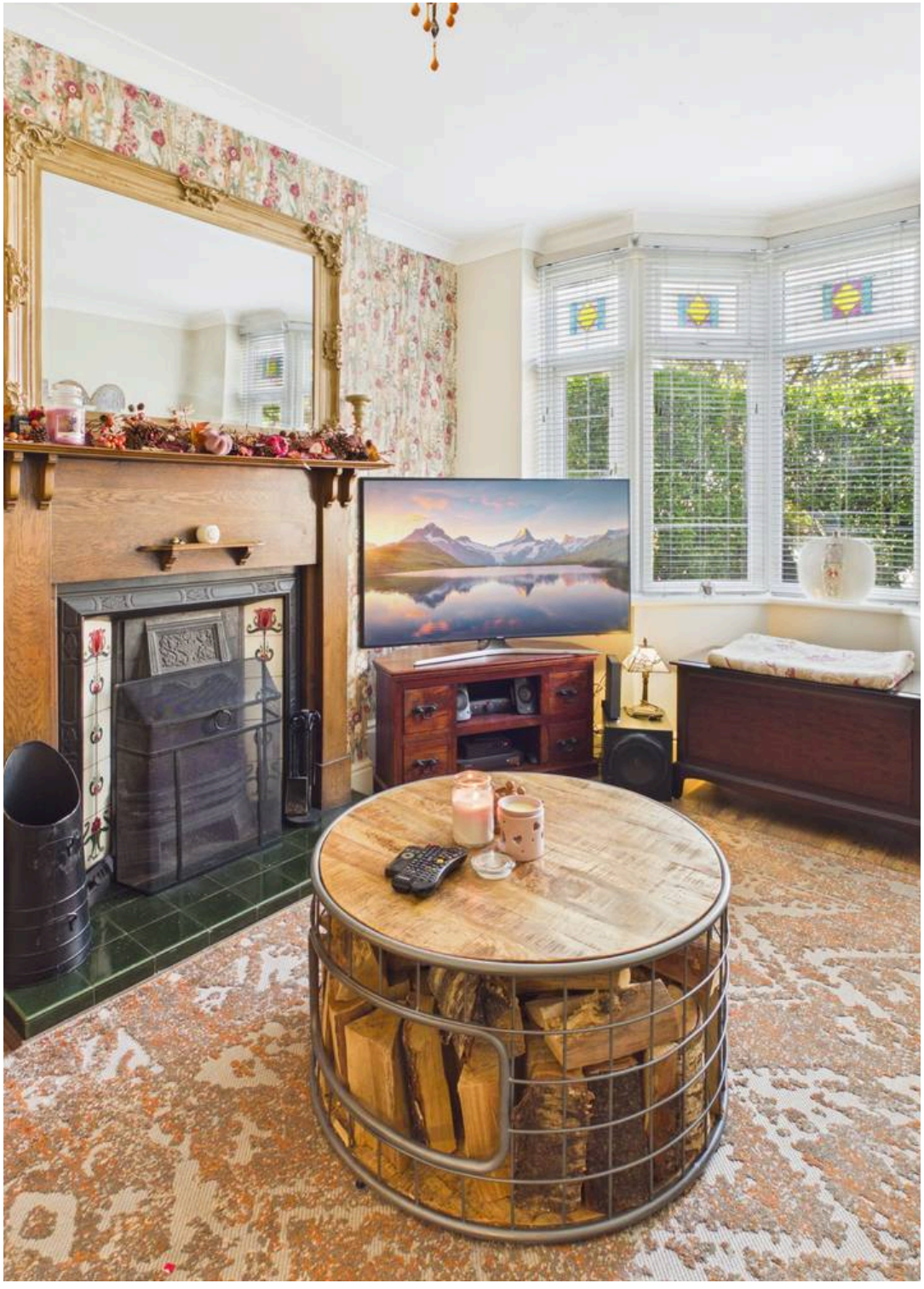
The ground floor comprises an entrance hall, spacious lounge with a charming working fireplace, downstairs WC and an impressive extended kitchen/diner, providing an excellent space for family life and entertaining.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room, alongside a family bathroom.

A real standout feature of this property is the converted garage, which has been transformed into useful secondary accommodation and benefits from its own shower room. This versatile space could suit a variety of uses, such as a home office, guest accommodation, teenage suite, hobby room or additional living space, subject to the necessary permissions.

Externally, the property boasts a large enclosed rear garden, offering an excellent private outdoor space for families and entertaining.

Offering generous and versatile accommodation in a highly convenient location, this is a fantastic opportunity to acquire a well-presented home within easy reach of the beach, town centre and a range of local amenities.











**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:**
JS/LS/16092026

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

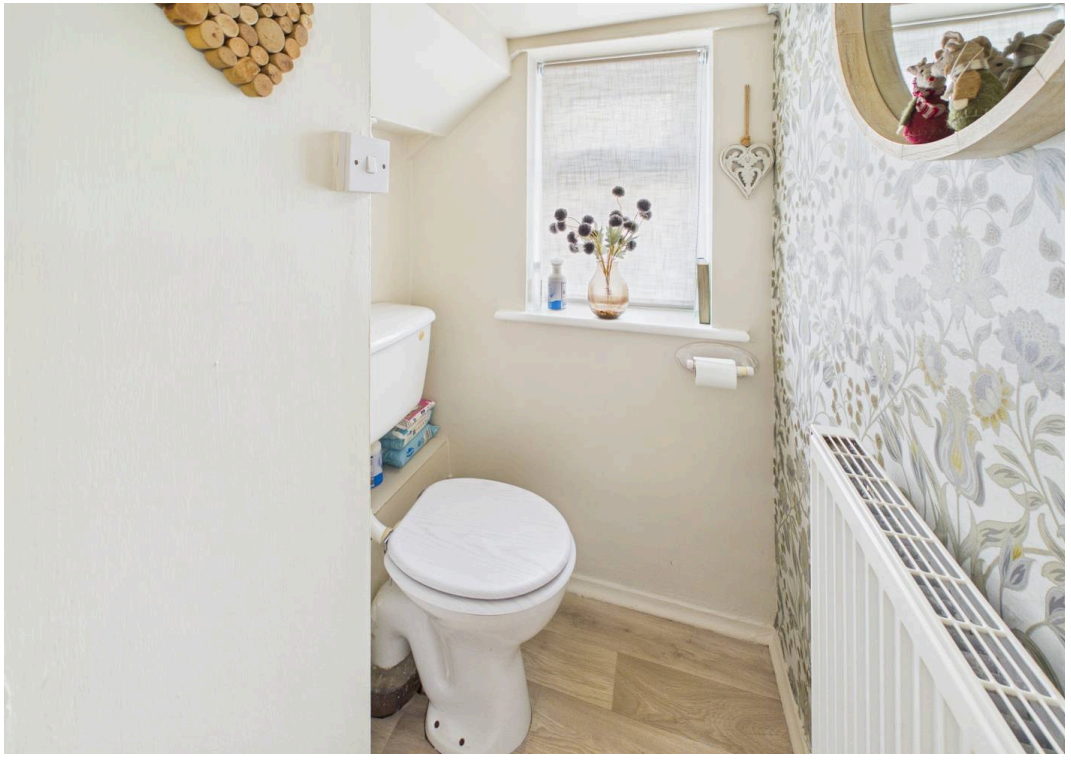






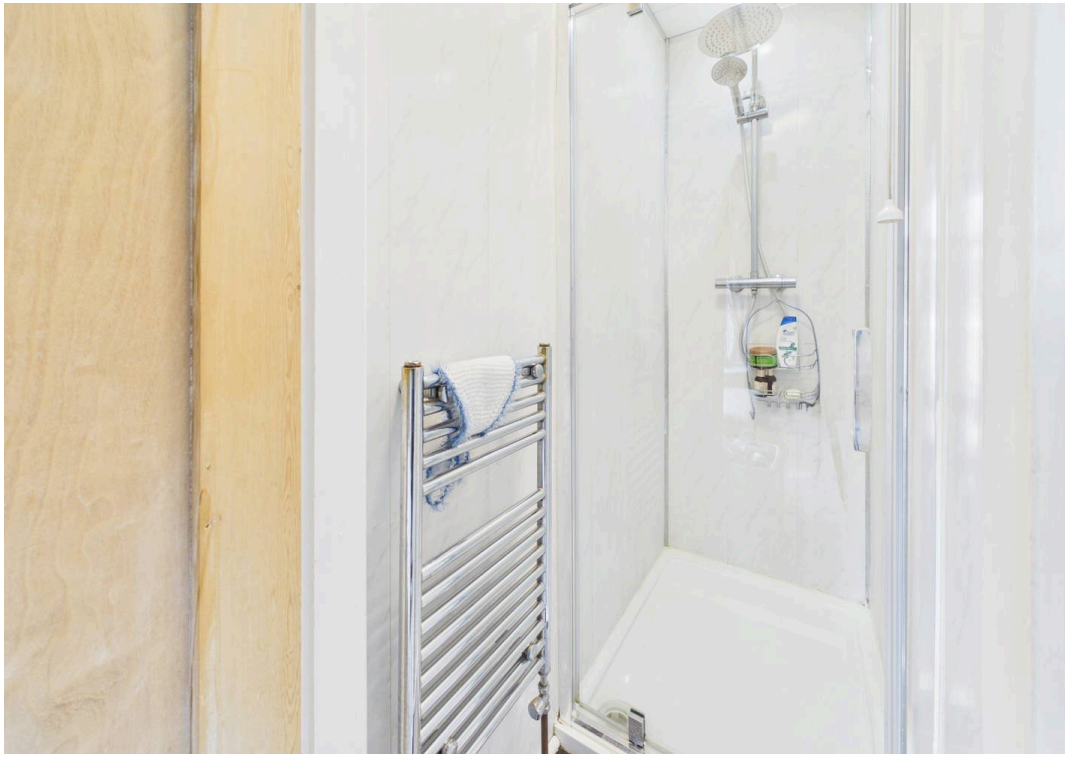

GRANDAD


GRANDAD
The man!...the myth...the legend

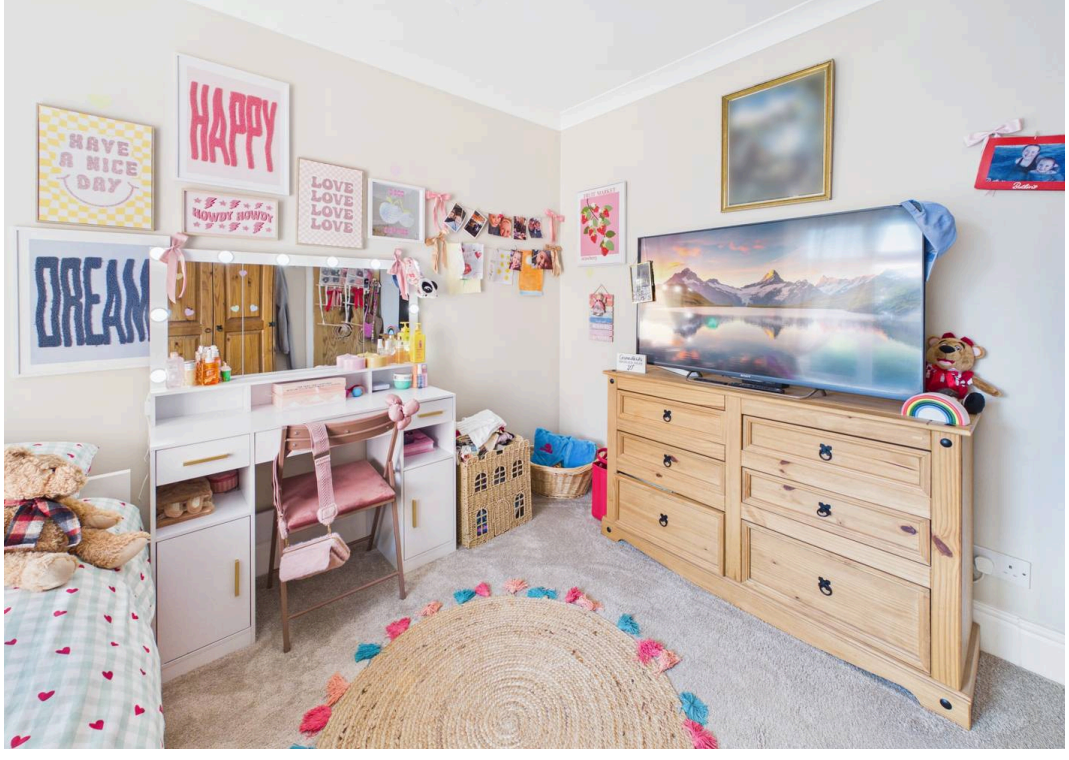






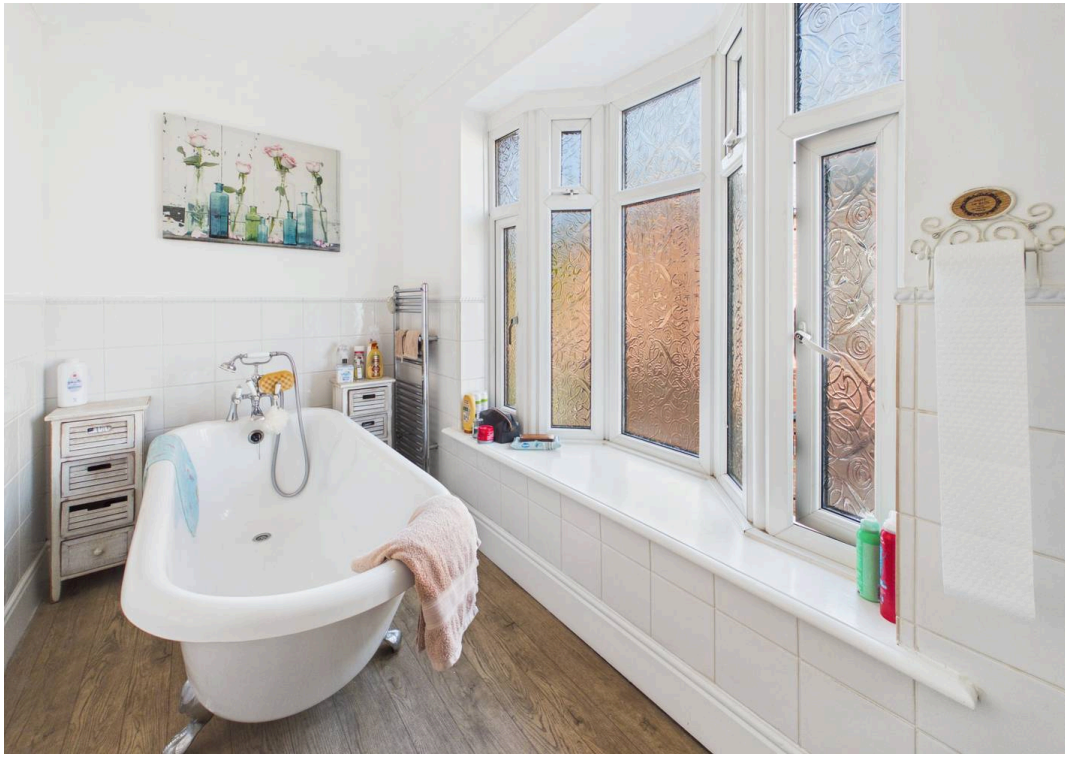





HAPPY
HAVE A NICE DAY
LOVE
LOVE
LOVE
LOVE
DREAM


HAPPY
LOVE
LOVE
LOVE
LOVE









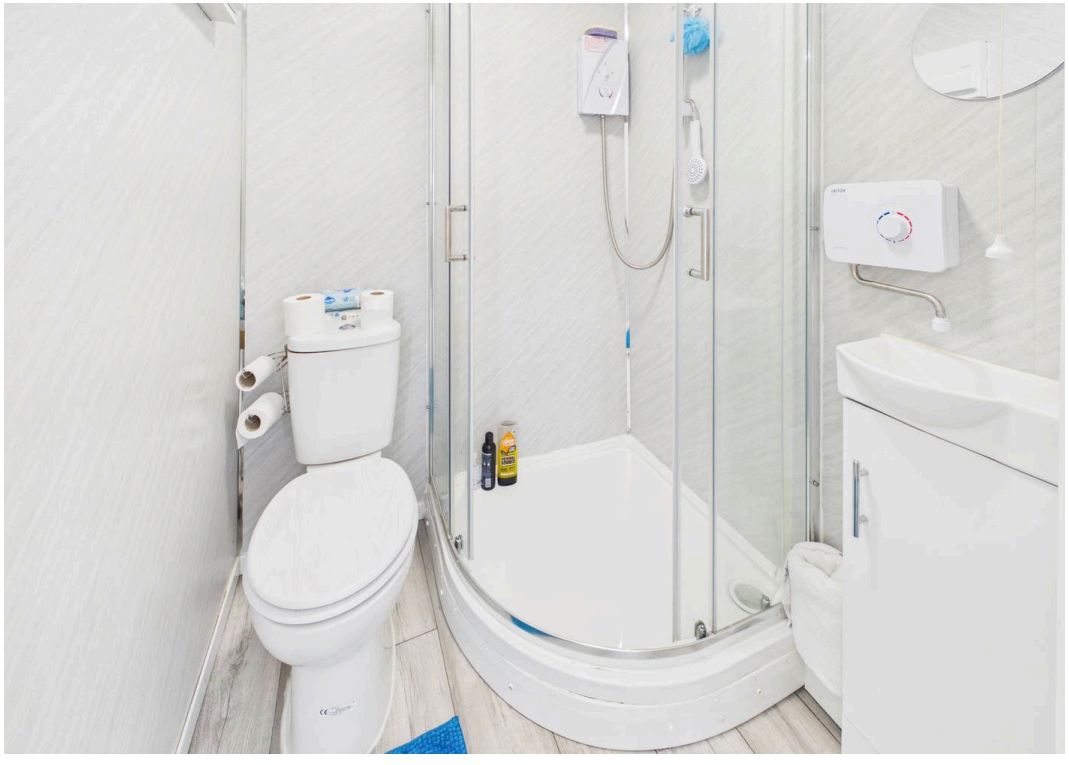





Due to circumstances beyond our control, our butler and maid have resigned.
greatly appreciated



























# 13 Wardman Crescent

Redcar

- Three-bedroom semi-detached house
- Popular Redcar-East location
- Walking distance to beach and town centre
- Large kitchen/diner
- Large third bedroom
- Beautifully decorated and appointed throughout
- Lounge with working fireplace
- Downstairs WC
- Master bedroom with en-suite shower room
- Converted garage providing secondary accommodation
- Large enclosed rear garden




Floor 0 Building 1

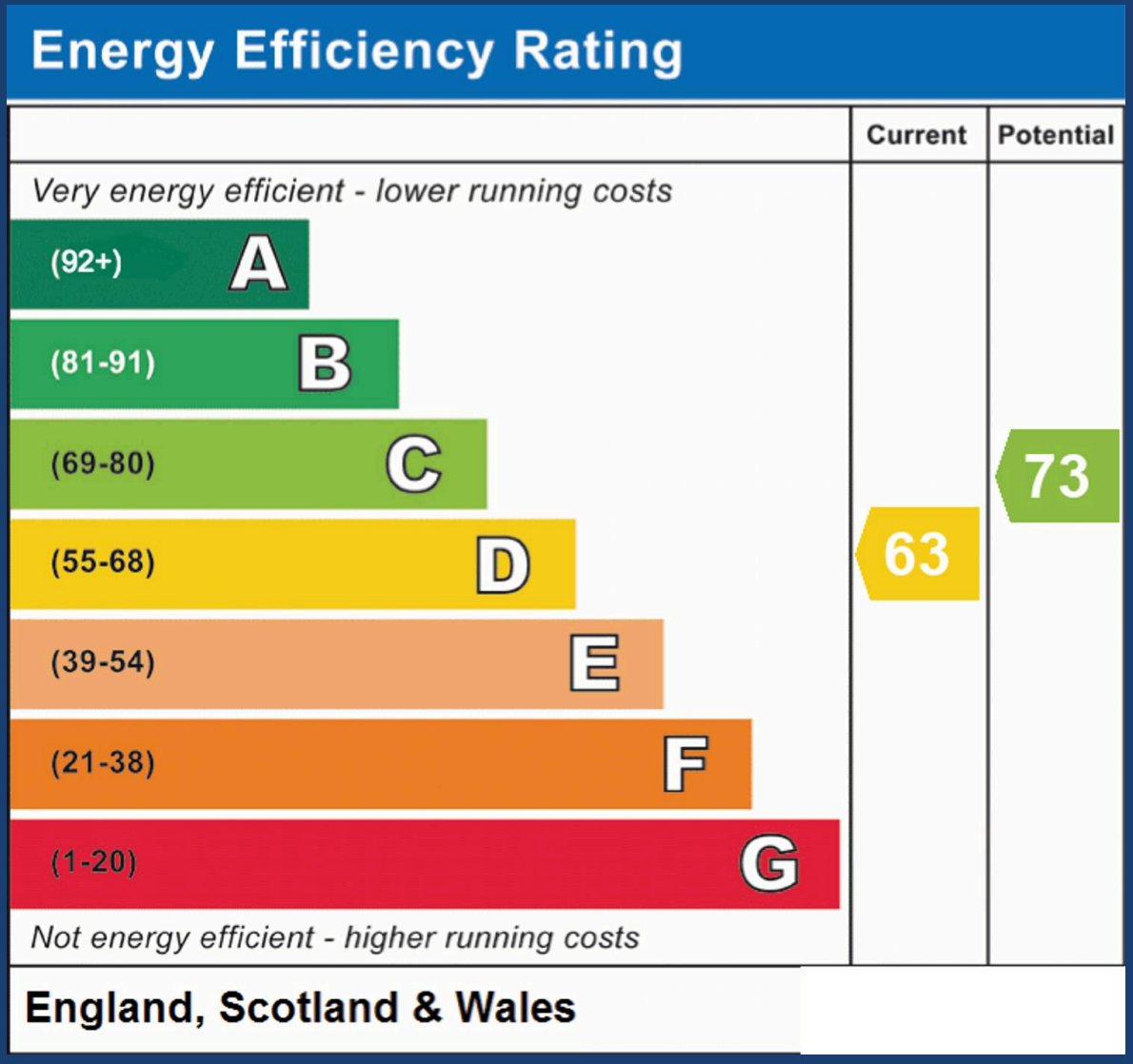



Floor 1 Building 1




Building 2

Michael Poole
sales lettings auctions





## Michael Poole

Pooles Estate Agents, 30-32 Station Road - TS10 1AG

01642285041

redcar@michaelpoole.co.uk

michaelpoole.co.uk/