

SALTSCAR, REDCAR, TS10 2PH



- ▲ Semi Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Fantastic Ings Location
- ▲ Spacious 18ft Lounge Diner
- ▲ High Gloss Kitchen & Modern Style Bathroom

- ▲ Conservatory
- ▲ Lovely Wraparound Garden
- ▲ No Chain Sale

Offers Over £199,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no chain, this well-presented semi-detached bungalow sits within the ever popular lngs development and is nicely positioned within minutes of local amenities, transport links and schooling. High interest is anticipated so early viewing is advised.

GROUND FLOOR

HALL - 2.83m (9'3") reducing to 0.91m (3') x 3.54m (11'7") reducing to 0.85m (2'9")

Part glazed UPVC entrance door, handy integrated storage cupboard, panelled doors to all rooms and access to the loft space.

LOUNGE DINER - 3.22m x 5.65m (10'7" x 18'6")

A spacious light and bright room with wood fire surround with marble fireplace and hearth with living flame gas fire, radiator and UPVC window.

KITCHEN - 2.71m x 2.73m (8'11" x 8'11")

A high gloss fitted kitchen with stainless steel handles and butcher block worktops, integrated electric oven and hob, part tiled walls, plumbing for washing machine, Karndean flooring, downlighters, radiator and part glazed door to the conservatory.

CONSERVATORY - 4.76m x 2.90m (15'7" x 9'6")

With laminate flooring, UPVC windows and French doors open to the lovely rear garden.

BEDROOM ONE - 3.21m x 4.25m (10'6" x 13'11")

A generous room with integrated wardrobe storage, radiator and window.

BEDROOM TWO - 2.70m x 3.11m (8'10" x 10'2")

A double room with neutral decoration including carpet, radiator and twin UPVC windows.

BATHROOM - 1.70m x 1.90m (5'7" x 6'3")

A white modern suite with over bath Mira electric shower, high gloss vanity storage unit, part tiled walls, tiled flooring, radiator and UPVC window.

EXTERNALLY

GARDENS & PARKING - The front of the property benefits from a neat lawned frontage, imprinted driveway and further gated parking if required. The private wraparound rear garden is mainly laid to lawn with border planting, paved patio area and pathways, storage shed, outdoor tap and gated access to the driveway.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



SALTSCAR, TS10 2PH

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/RED260114/22062026

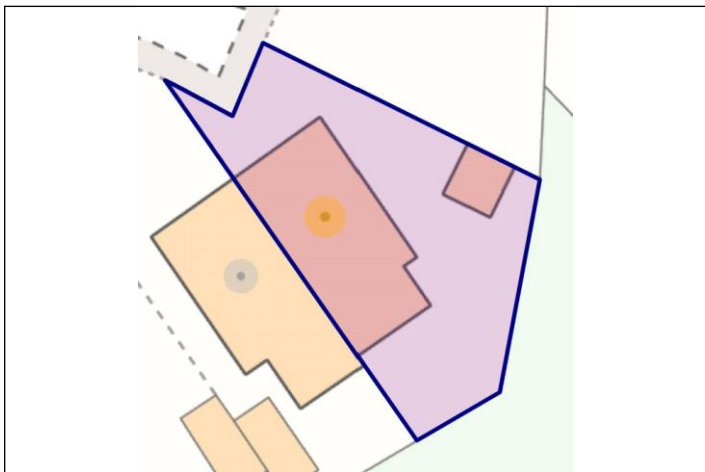
Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Redcar office on

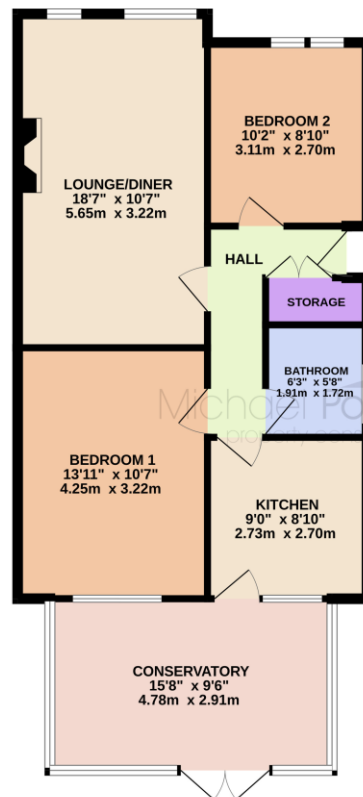
Tel: **01642 285041**



SALTSCAR, TS10 2PH



GROUND FLOOR



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.
Made with Metropix v2.0.0.

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.



TO VIEW: Contact our Redcar Office on Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG