

12 Rosedale Grove, Redcar

Offers Over **£119,950**

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12 Rosedale Grove

Redcar

A spacious three bedroom semi detached home in a popular location with a conservatory, ground floor WC and development potential (subject to consent). No onward chain.

- Spacious Semi Detached Family Property
- Three Bedrooms
- Popular Location
- Huge Scope for Future Development
- Spacious Both Inside & Out
- Conservatory
- Ground Floor WC
- Generous Rear Garden
- No Chain Sale

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This spacious three bedroom semi detached family home is situated in a popular location and offers an excellent opportunity for buyers seeking a property with generous accommodation and considerable potential for the future.

Available with no onward chain, the property will appeal to families, buyers looking to move up the property ladder and those keen to make a home their own.

The accommodation provides a sense of space throughout, with well proportioned rooms offering flexibility for a variety of lifestyles. There is ample opportunity to arrange the living areas to suit individual needs, whether for everyday family life, entertaining guests or working from home.

A conservatory adds a further versatile space to the property, providing a pleasant setting that could be used as an additional sitting area, a dining space or a quiet place to relax. The ground floor also benefits from a convenient WC, a practical feature for busy households and visiting guests.

Upstairs, the property offers three bedrooms, providing accommodation for a growing family or for those who require a dedicated guest room or home office. The layout offers scope to adapt the rooms as needs change, making this a home with long term appeal.

One of the most notable features of the property is its huge scope for future development, offering buyers the chance to explore ways to enhance or extend the accommodation, subject to the necessary permissions and consents. This potential, combined with the existing proportions, makes the property an attractive prospect for those looking to create a home tailored to their own requirements.

The popular location adds to the appeal, while the semi detached design provides a desirable setting for family living.



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With no onward chain, buyers can look forward to a more straightforward purchase process, subject to the usual legal requirements. Whether you are searching for a spacious family home to enjoy as it is or a property with the potential to develop over time, this three bedroom home offers an opportunity to put down roots and plan for the future. The combination of generous accommodation, a conservatory, a ground floor WC and three bedrooms creates a practical foundation for a range of buyers.

Viewing is recommended to appreciate the space, flexibility and potential on offer, as well as the opportunity to shape the property around your own plans. For buyers seeking a home with room to grow, this property presents a compelling option in a popular location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









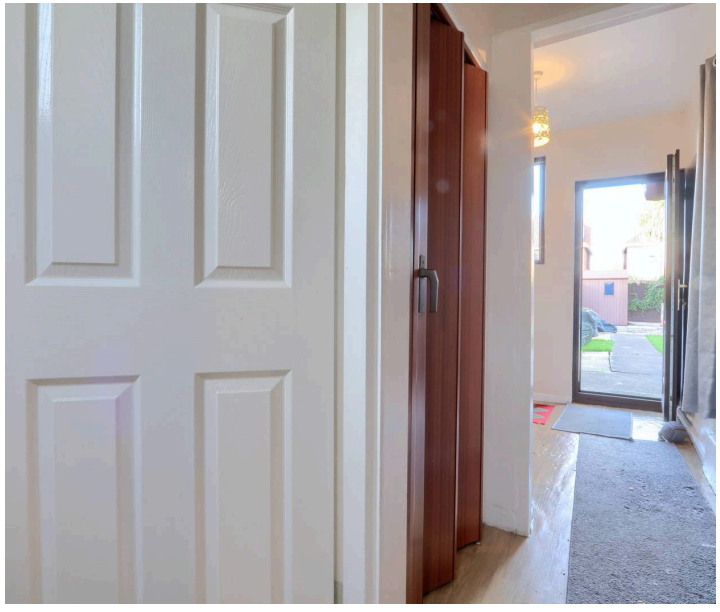


Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a 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.

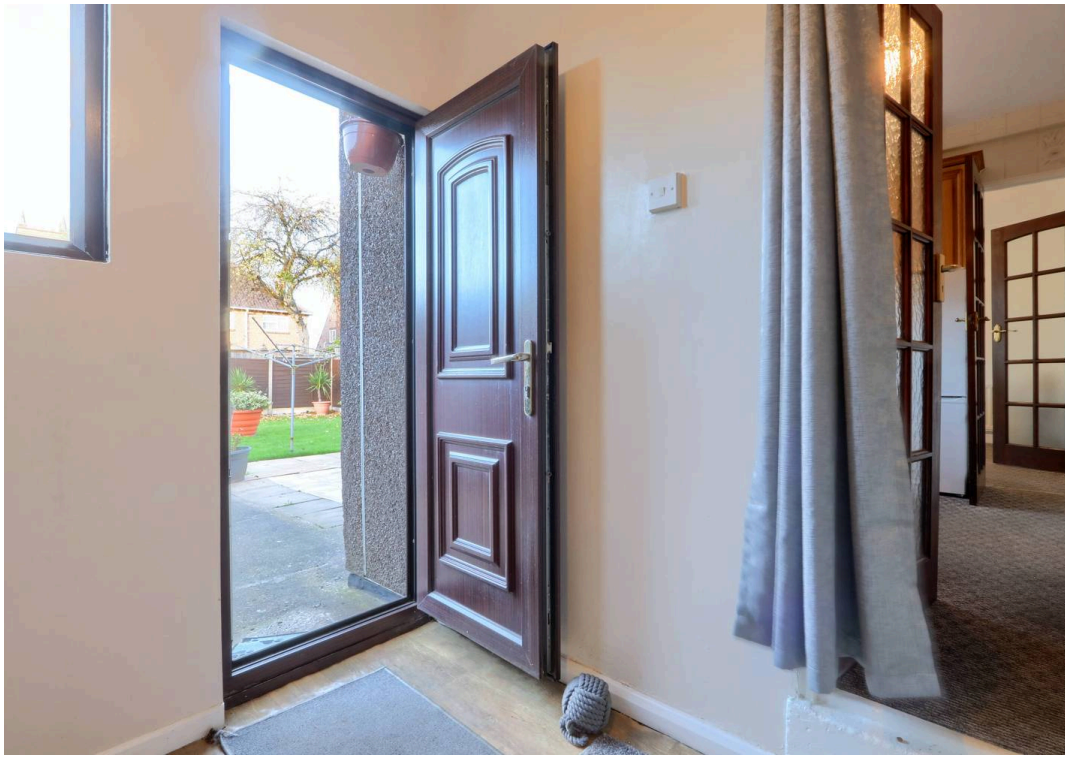
AGENTS REF:
CF/LS/18112026

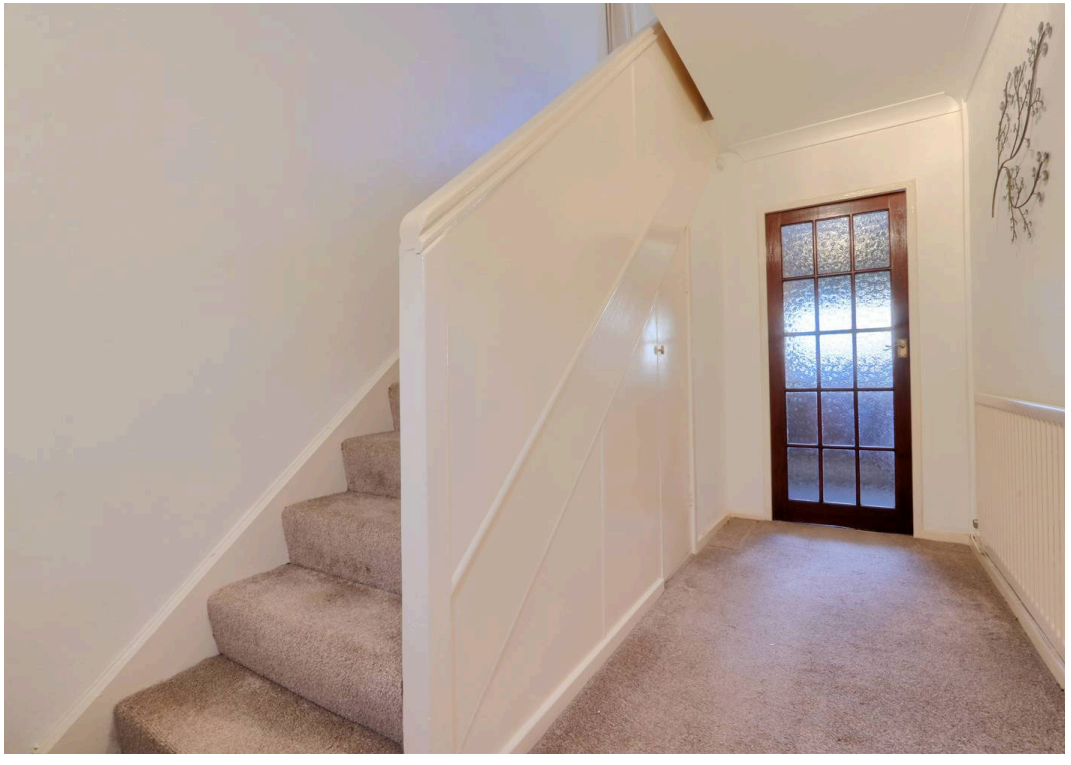
















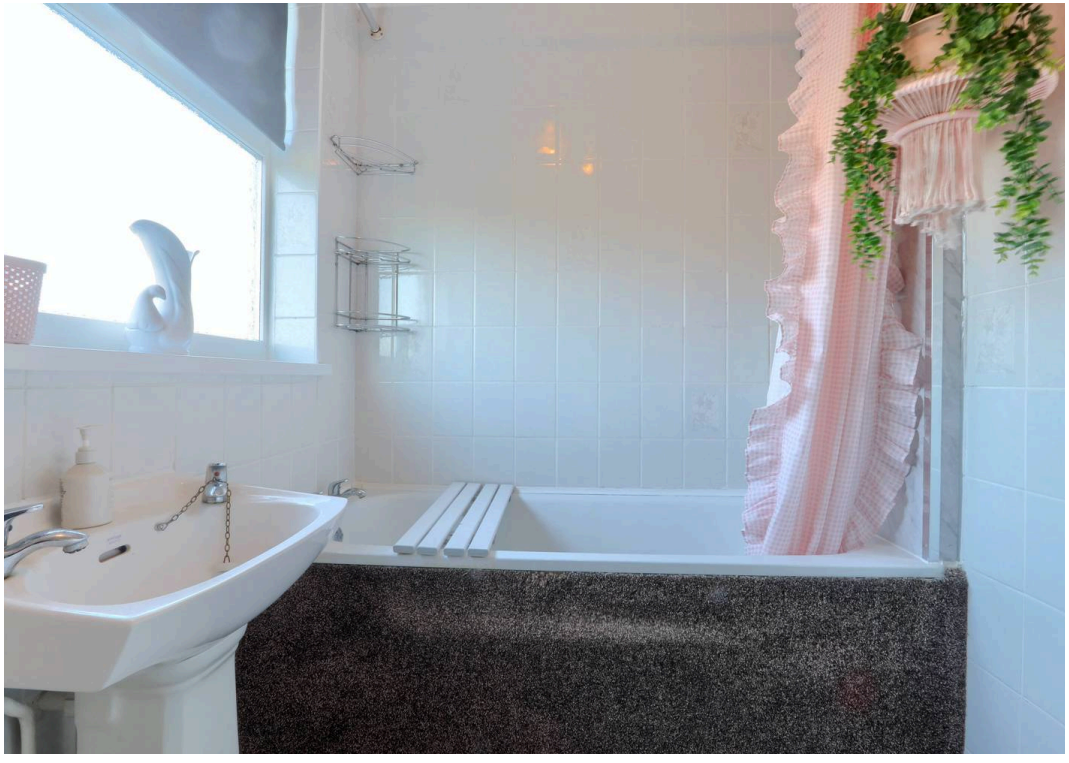










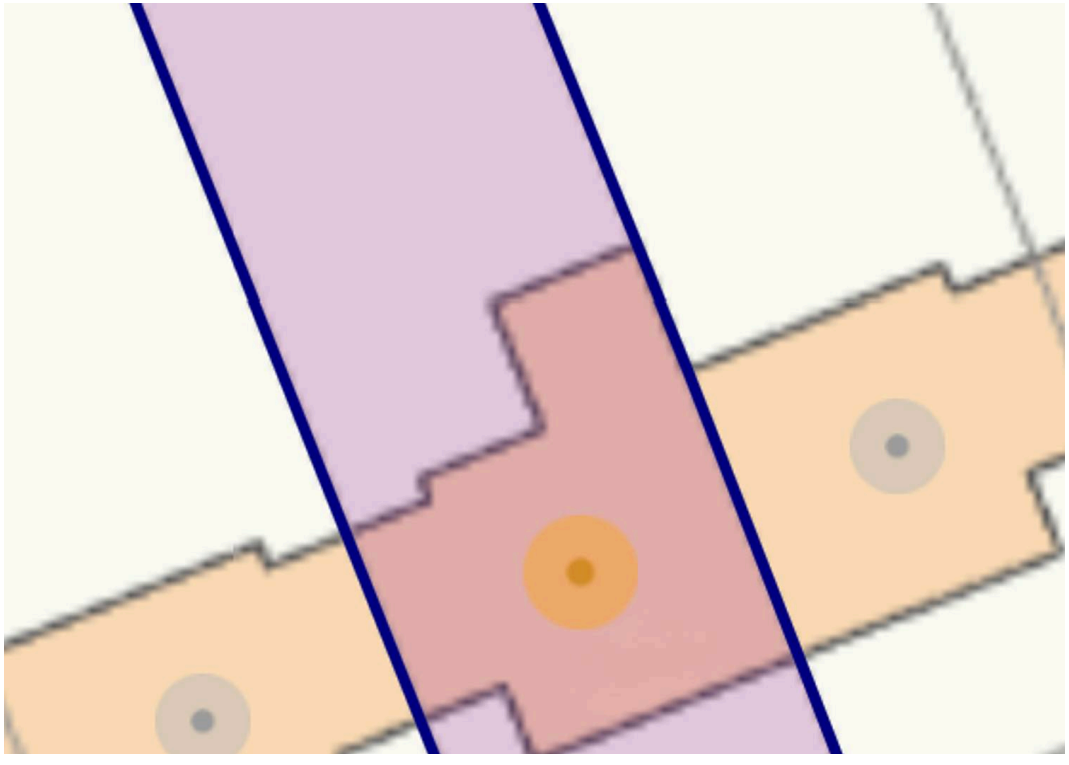






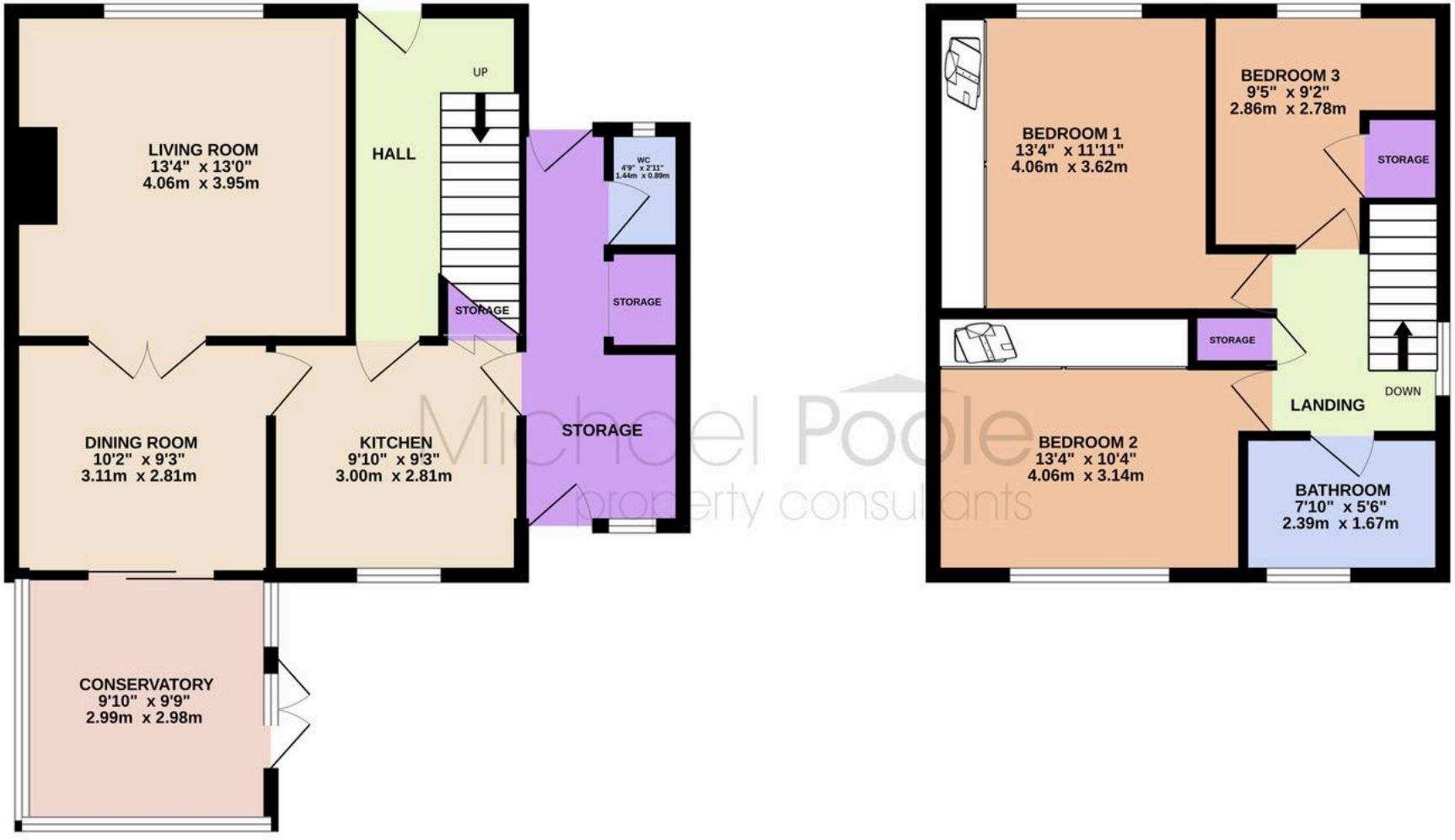






GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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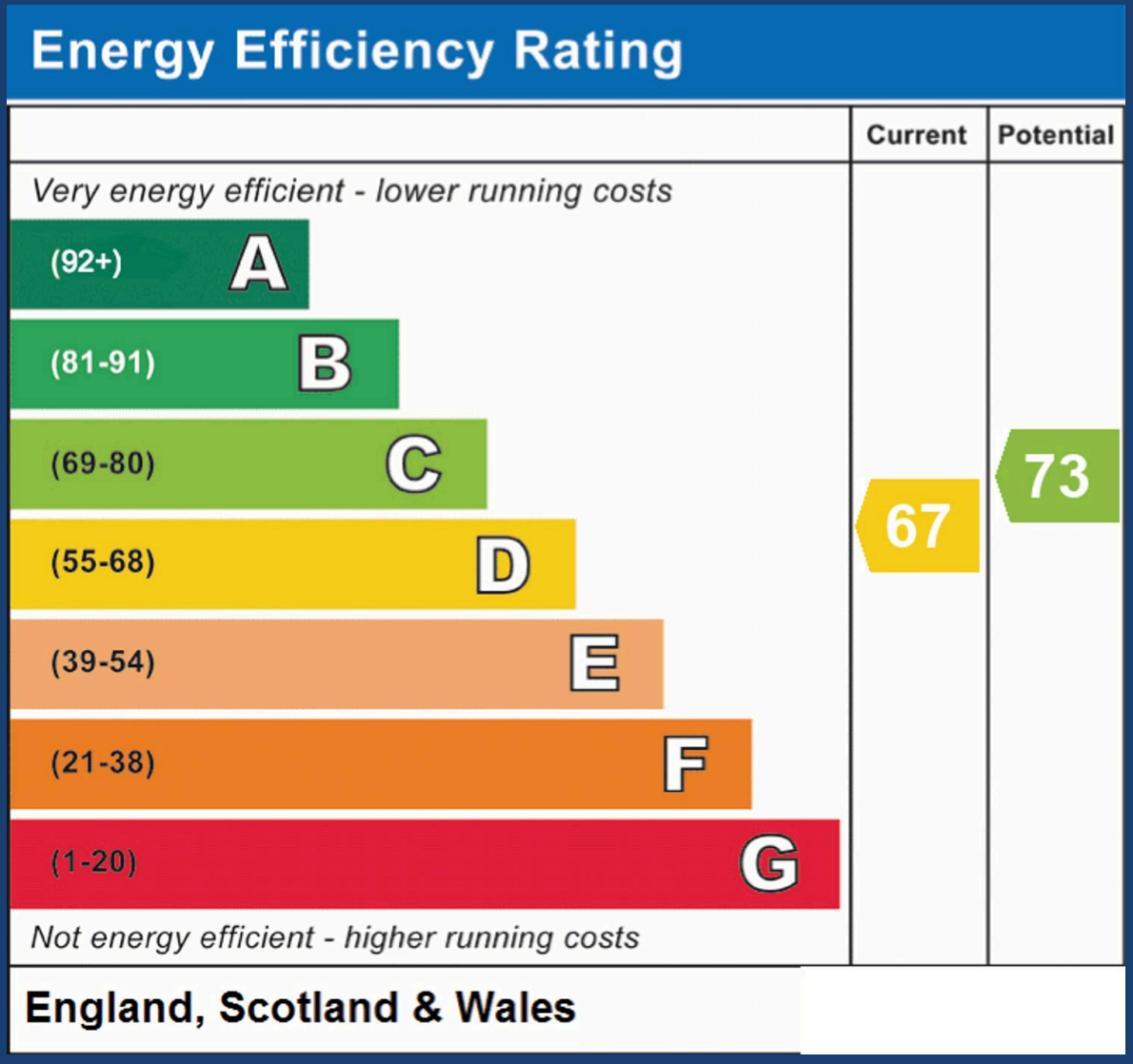

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