



98 Troutbeck Road, Redcar

Offers Over £129,950





98 Troutbeck Road

Redcar

Ideal for first time buyers or investors, a spacious two bedroom semi on a corner plot with large lounge, shaker kitchen, driveway, integrated storage and no onward chain.

- Spacious Semi Detached Property
- Two Double Bedrooms with Integrated Storage
- Fantastic Spacious Corner Plot
- 21ft plus Lounge/Diner with Open Access to the Kitchen
- Shaker Style Fitted Kitchen Overlooking the Rear Garden
- Brilliant Popular Location Ideal for Local Amenities, Schooling & Transport Links
- Generous Drive Offering Parking for Numerous Vehicles
- Excellent Family Size Rear Garden
- Offered For Sale with No Chain
- Ideal for a First Time Buyer or Buy to Let

98 Troutbeck Road

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This impressive two bedroom semi detached house offers a superb opportunity for first time buyers or investors seeking a spacious, well presented home in a popular location, close to excellent local amenities, reputable schools, and convenient transport links.

The property is set on a generous corner plot, providing a sense of space and privacy, and is approached via a substantial driveway with parking for multiple vehicles.

Upon entering, you are welcomed by a bright and expansive 21 foot lounge and dining area, which features open access to the kitchen, creating an ideal space for both relaxing and entertaining. The kitchen is fitted in a classic Shaker style, offering ample storage and workspace, and enjoys pleasant views over the rear aspect.

Upstairs, there are two well proportioned double bedrooms, each benefiting from integrated storage solutions, making the most of the available space and ensuring a clutter free environment.

The family bathroom is also located on the first floor and is presented in a clean, contemporary style.

This property is offered for sale with no onward chain, providing a straightforward purchase process. With its versatile layout, excellent storage, and prime location, this home is perfectly suited to those looking to take their first steps on the property ladder, as well as landlords seeking a ready to let investment.

Early viewing is highly recommended to appreciate the generous proportions and quality of accommodation on offer.





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/09102026

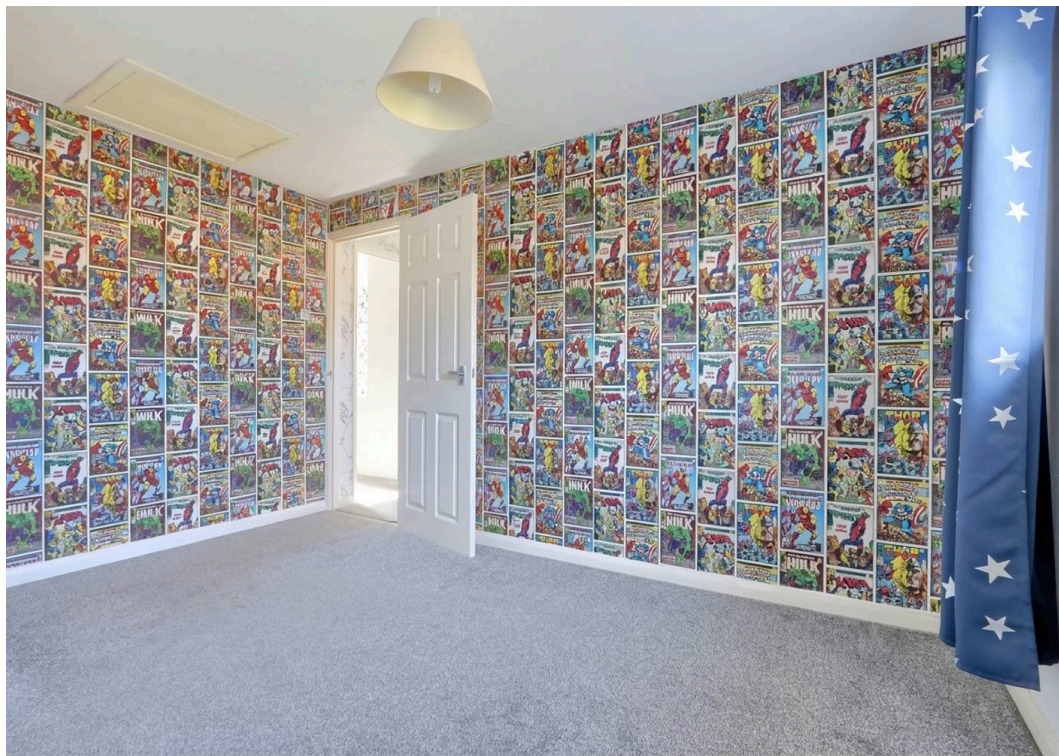
Council Tax band: A

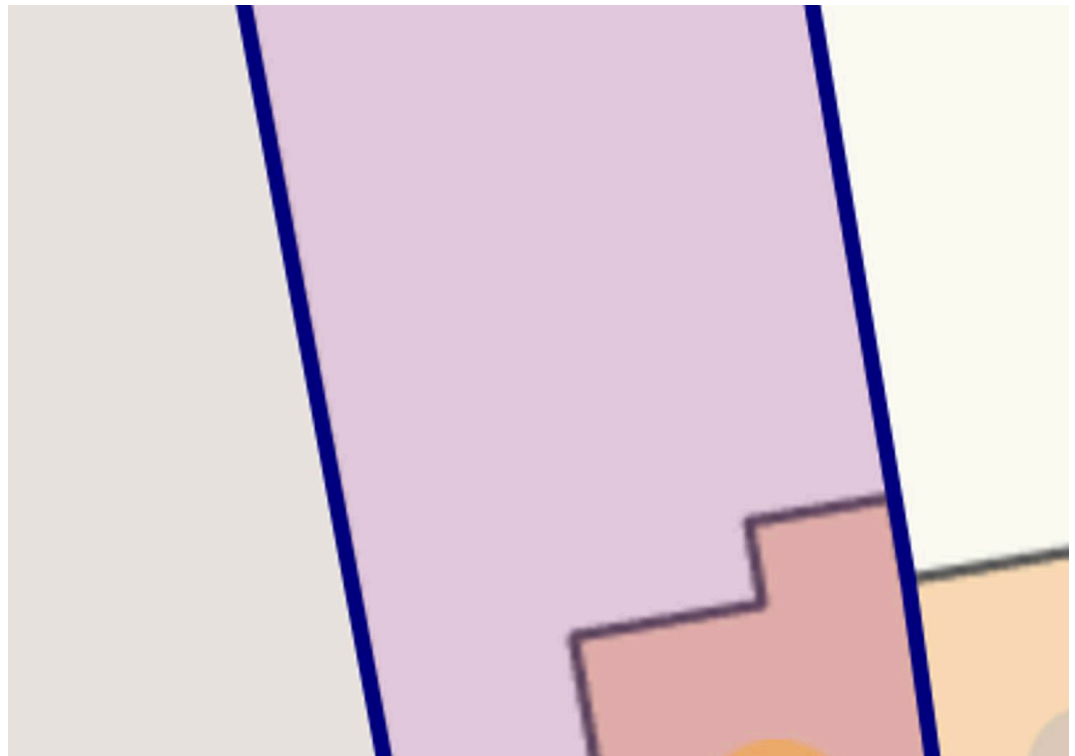
Tenure: Freehold

EPC Energy Efficiency Rating: D

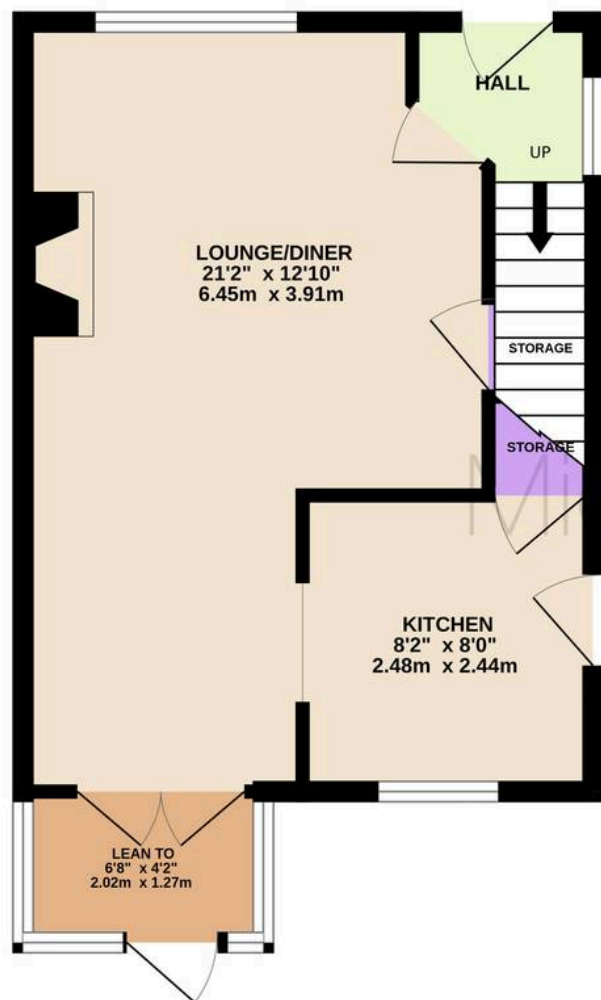
EPC Environmental Impact Rating: C



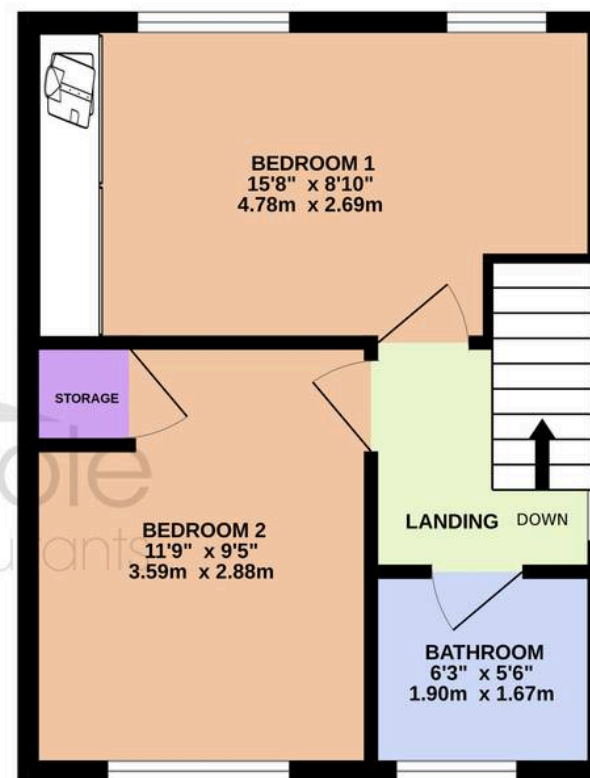




GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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