

# 2 Old School Row Yew Tree Avenue, Redcar

Offers Over **£169,950**

Michael Poole
SALES - LETTINGS - AUCTIONS



# 2 Old School Row Yew Tree Avenue

Redcar

Attractive three-bedroom semi-detached home with en-suite, modern kitchen, WC, garage, driveway, no onward chain, and great location near schools and transport. Ideal for first-time buyers.

- Three Bedroom Semi Detached Property
- En-Suite
- Popular Location, Brilliant for First Time Buyer
- Shaker Style fitted kitchen/diner
- Ground Floor WC
- Garage and Driveway
- Gardens
- No Chain Sale

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## Redcar

Presenting this attractive three-bedroom semi-detached house, ideally situated in a popular residential location that is particularly well-suited to first-time buyers.

The property is offered for sale with no onward chain, providing a straightforward and efficient purchase opportunity.

Upon entering, you are welcomed by a bright and inviting hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The ground floor also benefits from a convenient WC, adding practicality for family life or visitors. At the heart of the home is a modern shaker-style fitted kitchen and dining area, designed to offer both style and functionality, with ample storage, integrated appliances, and generous worktop space, making it ideal for family meals and social gatherings.

Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom with its own en-suite shower room for added privacy and comfort. The additional bedrooms are versatile and can be used as guest rooms, children's rooms, or a home office, depending on your needs. The family bathroom features contemporary fixtures and fittings.

Throughout the home, neutral décor and flooring create a welcoming and move-in ready environment.

Additional benefits include gas central heating and double glazing, ensuring comfort and energy efficiency all year round.

Externally, the property features a private driveway and a single garage, providing ample off-road parking and secure storage (ideal for those with multiple vehicles or requiring extra space for bikes and equipment).



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The location is highly sought after, offering easy access to local amenities, reputable schools, and excellent transport links, making daily commutes and family routines straightforward.

This property represents an excellent opportunity for buyers seeking a stylish, low-maintenance home in a thriving community, with the added advantage of a no chain sale for a swift transaction.

Early viewing is highly recommended to fully appreciate the quality and potential this home has to offer.

For further details or to arrange a viewing, please contact our office and a member of our team will be delighted to assist you.

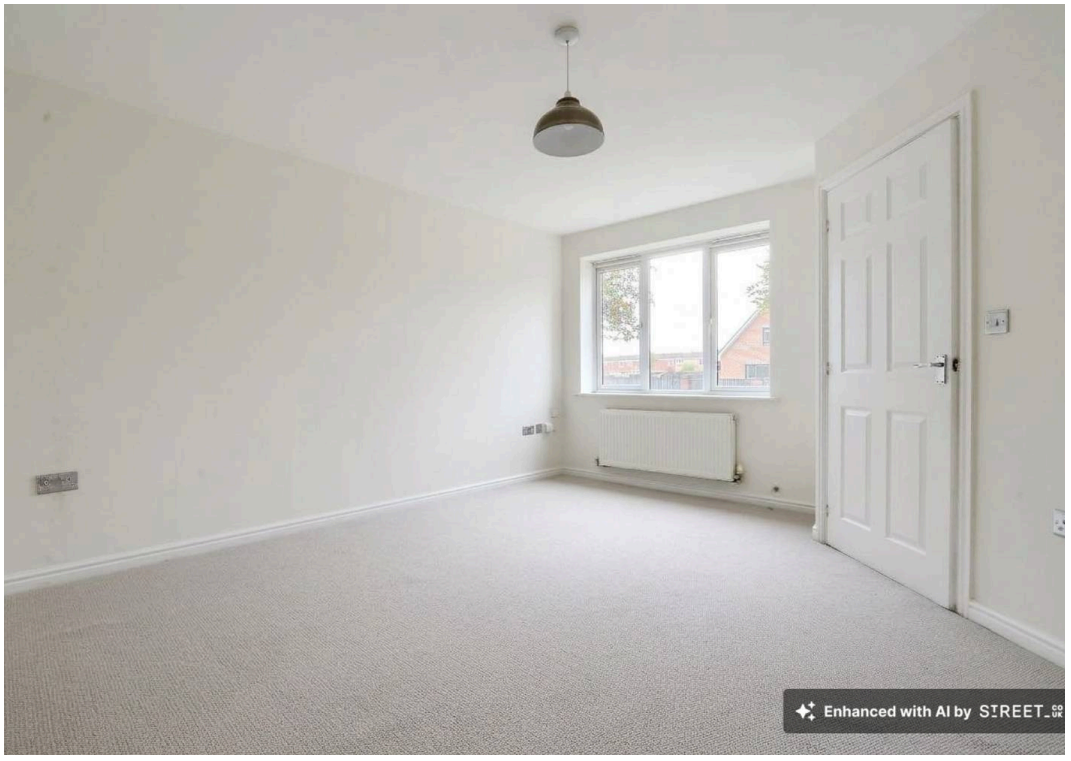
Council Tax band: B

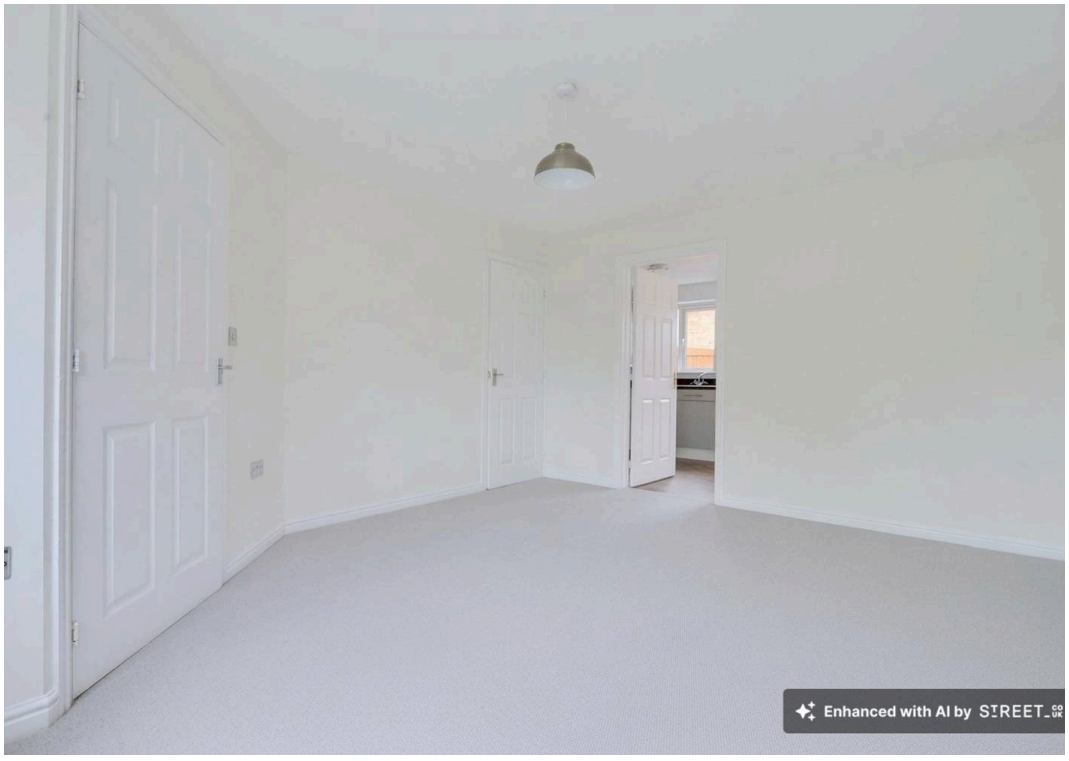
Tenure: Freehold

EPC Energy Efficiency Rating: C

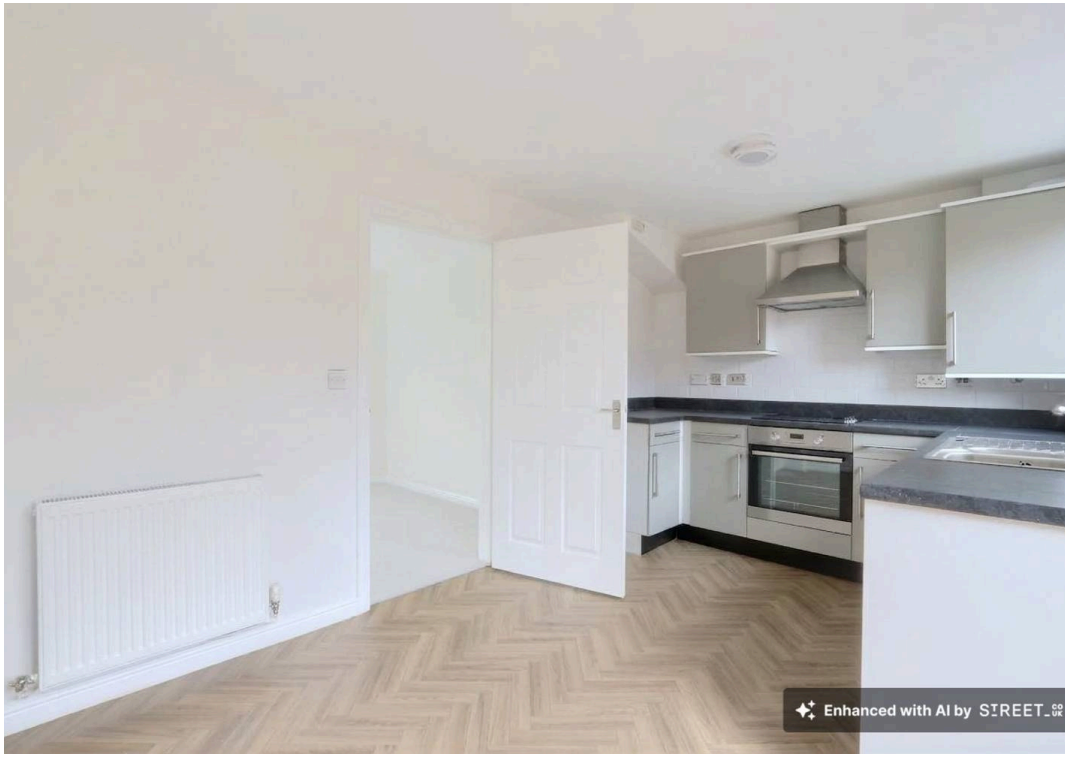
EPC Environmental Impact Rating:




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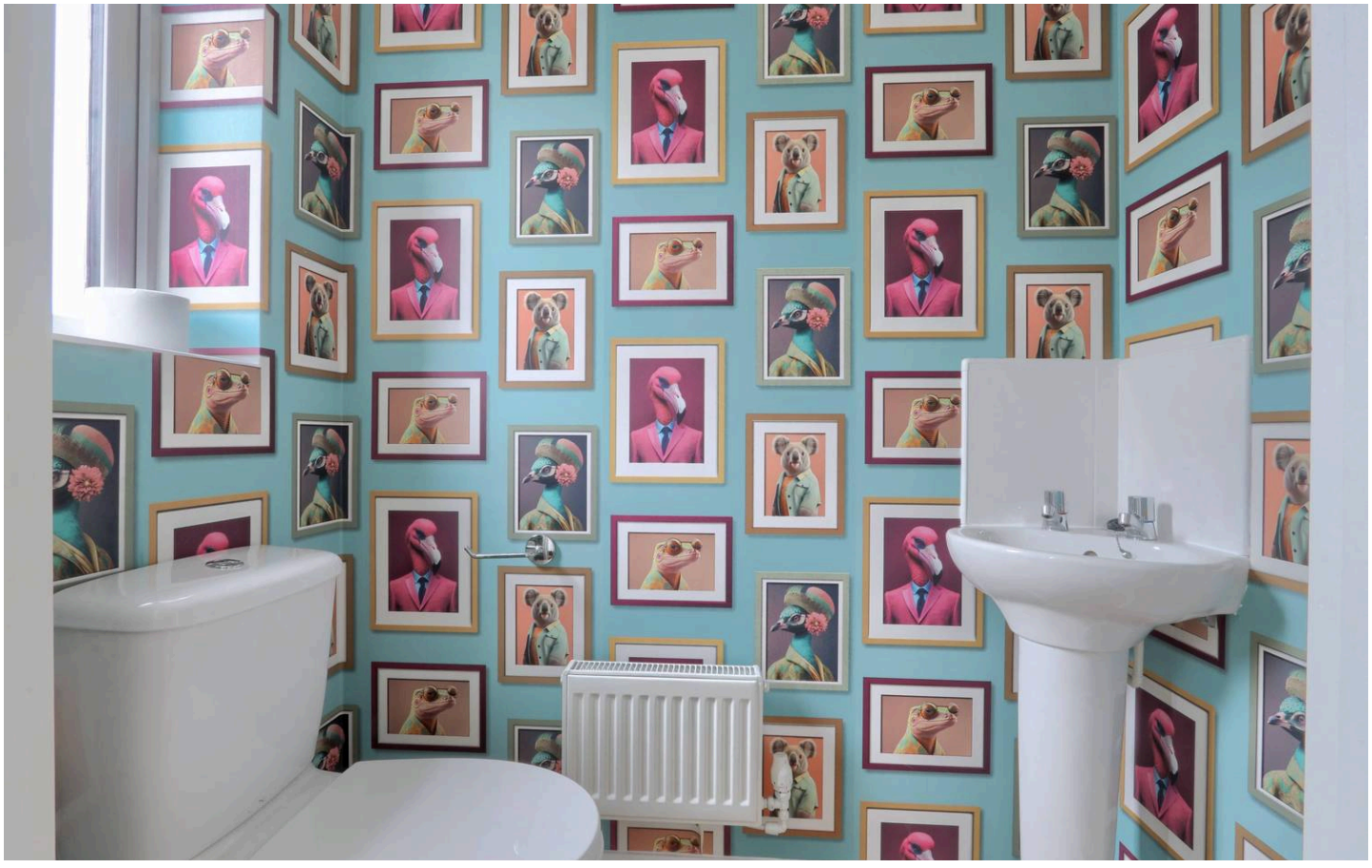

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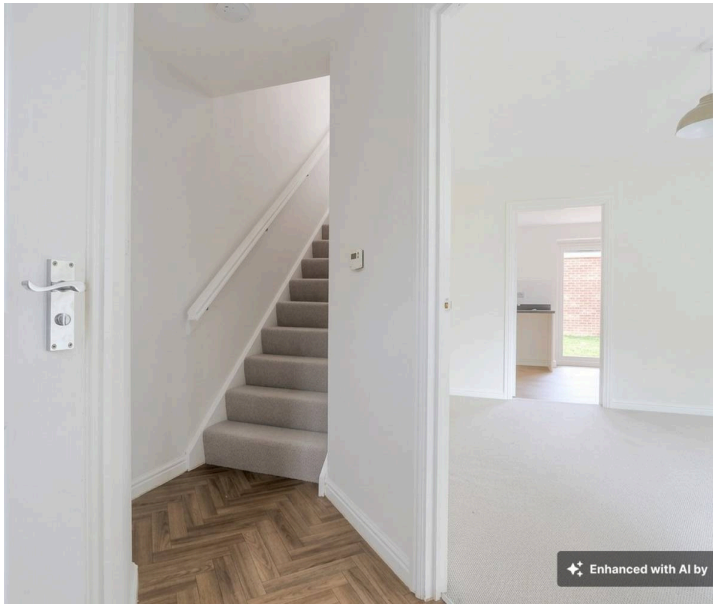



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**Buyers Identification Check(s)**

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.

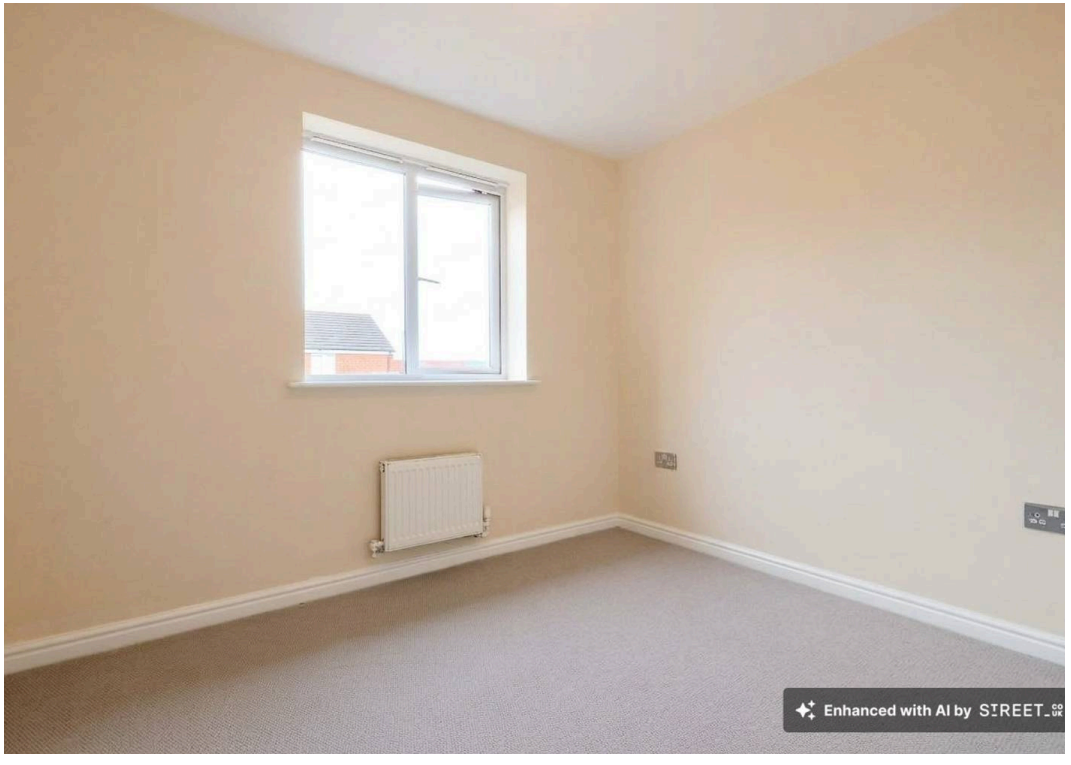






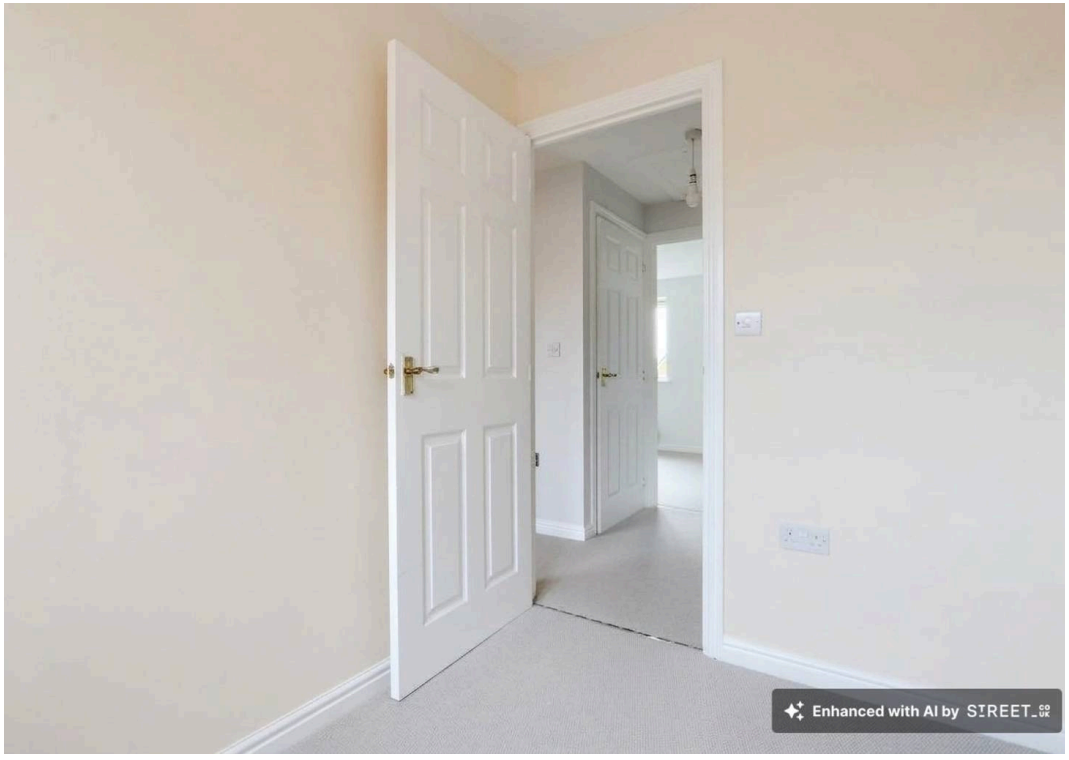


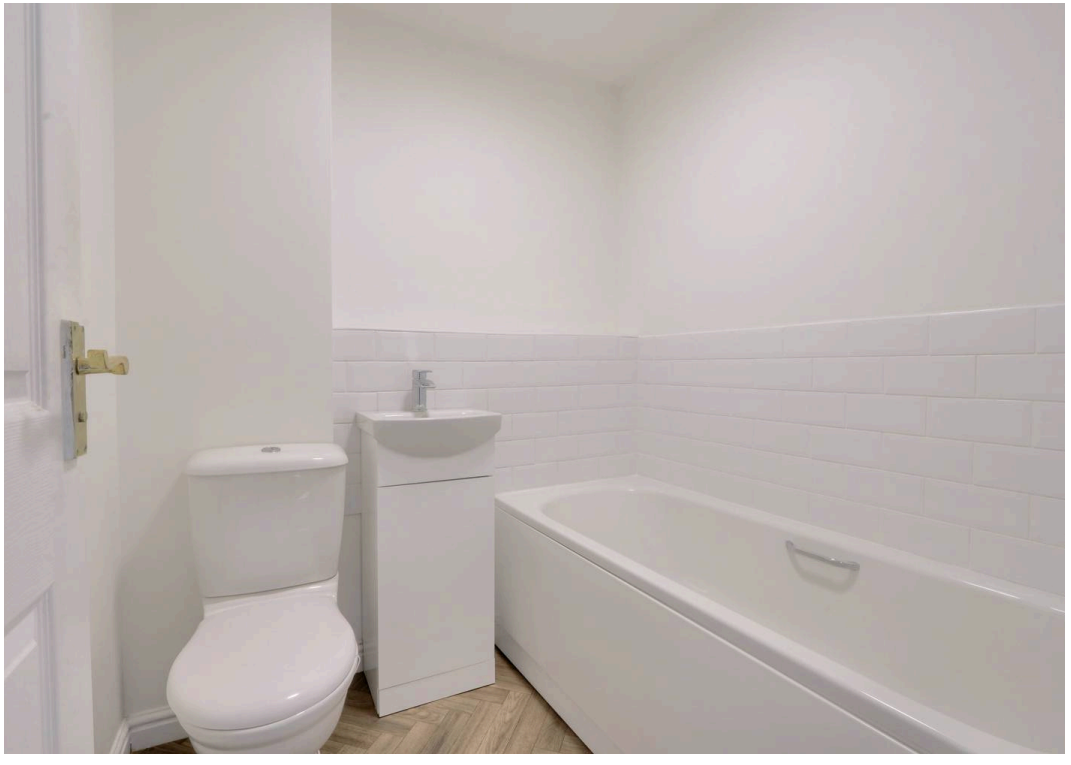


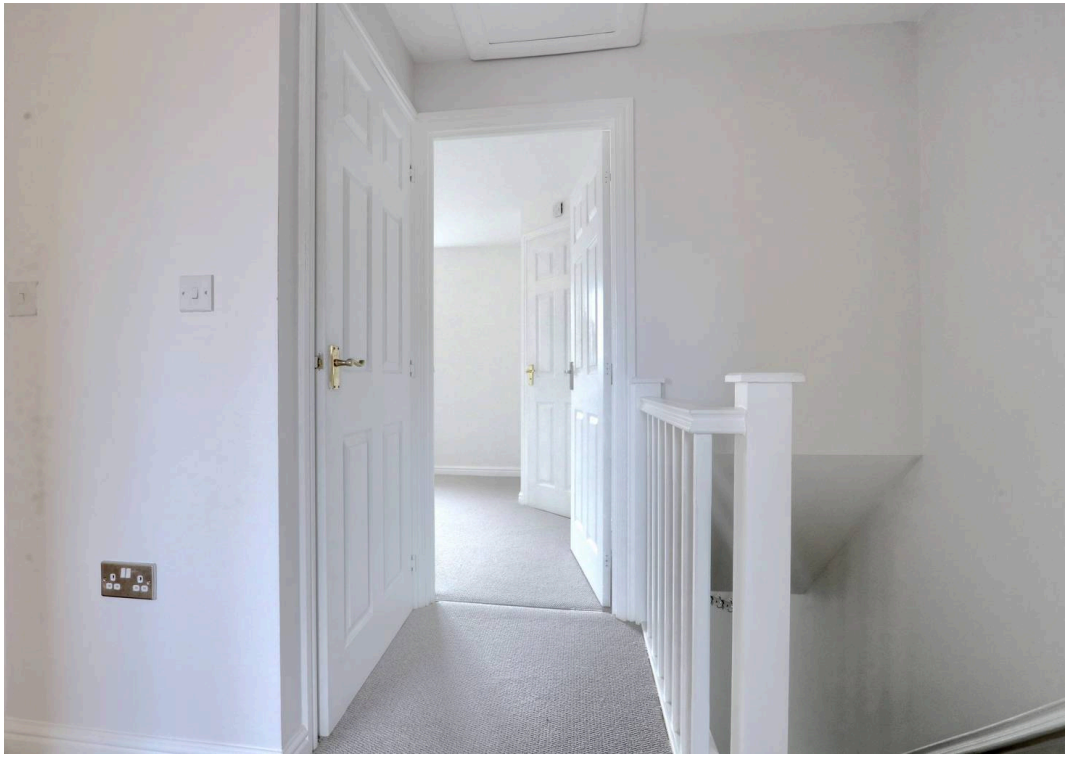


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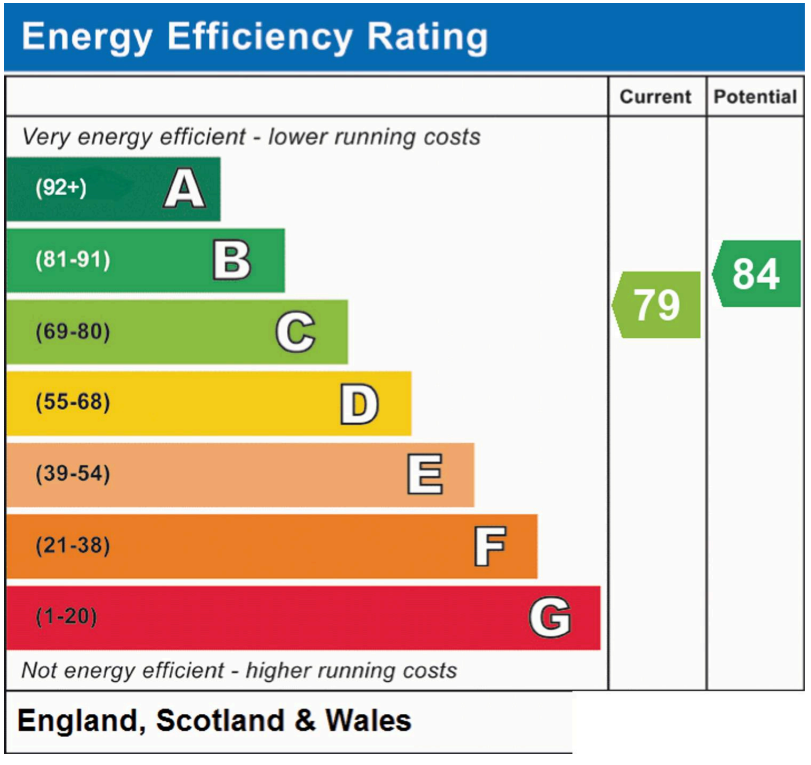






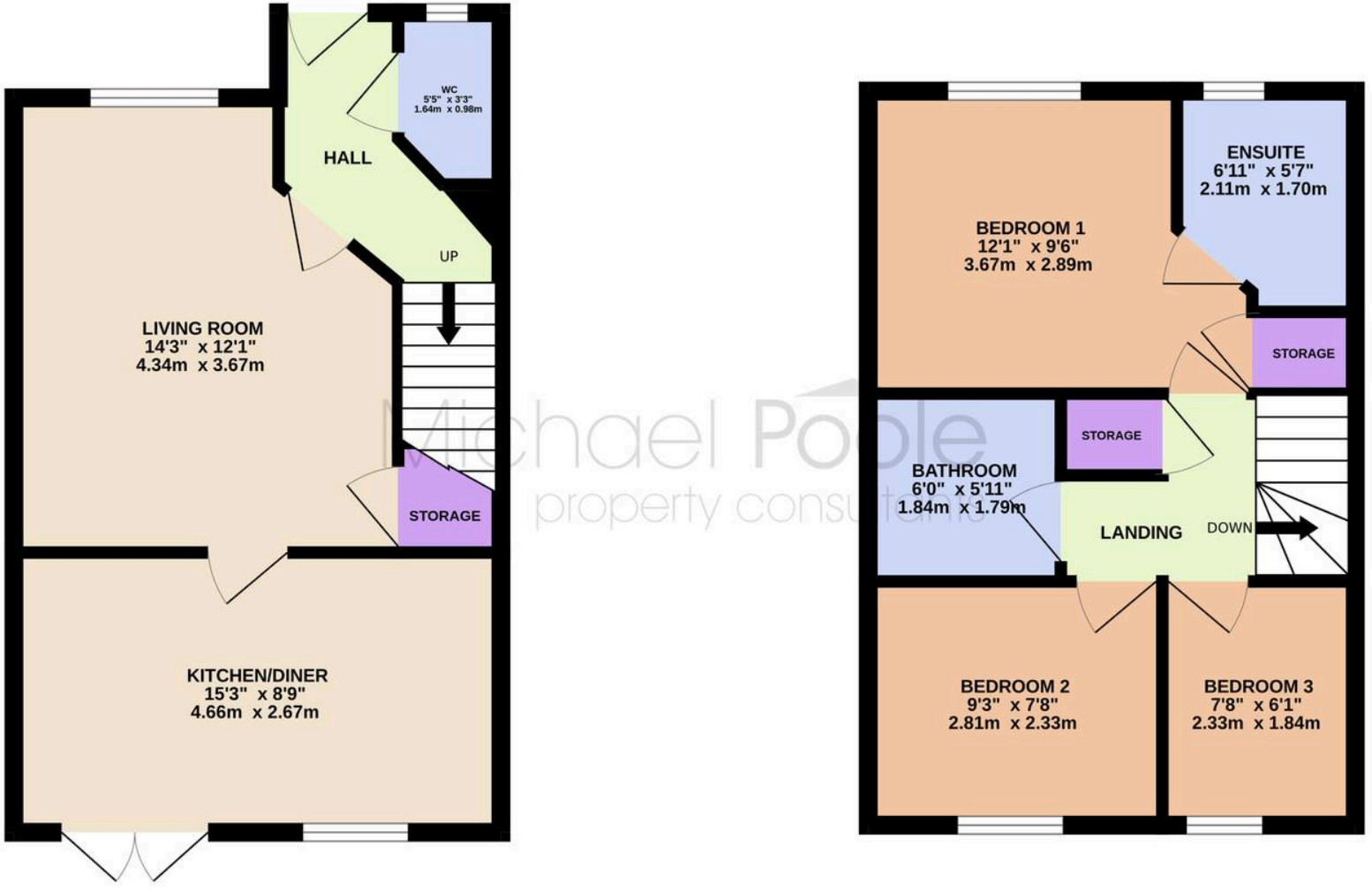





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
84
England, Scotland & Wales

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.




Michael Poole
property consultants

TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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