



47 Howard Drive, Marske-By-The-Sea

Offers in Region of **£254,950**





47 Howard Drive

Marske-By-The-Sea, Redcar

Situated on the ever-popular Howard Drive, this beautifully presented three-bedroom semi-detached dormer has been fully and comprehensively refurbished throughout to an exceptional standard.

- Fully & comprehensively refurbished throughout — virtually every major element BRAND NEW
- New roof, upstairs fully insulated, full rewire & brand new plumbing system
- New windows, bifold doors & guttering
- Herringbone tiled flooring downstairs
- Brand new fully integrated kitchen with island & all appliances included
- New timber garage with electric shutters
- Resin surfacing, artificial grass & new fencing front & rear
- EPC Rating C — low running costs
- Turn-key condition — ready to move straight in

47 Howard Drive

Marske-By-The-Sea, Redcar

Situated on the ever-popular Howard Drive, Marske-by-the-Sea, this beautifully presented three-bedroom semi-detached dormer has been fully and comprehensively refurbished throughout to an exceptional standard. Boasting stunning open countryside views, the property offers a peaceful yet convenient location close to local amenities, schools and the beach.

The home has been completely modernised, with every major element renewed — from the roof, full insulation and rewire to the brand new plumbing system, windows and doors. Downstairs features striking herringbone tiled flooring and a brand new contemporary fitted kitchen with island and a full suite of integrated appliances — dishwasher, washing machine, cooker, hob, extractor hood and fridge freezer all included.

Upstairs offers three bedrooms, all with brand new carpets, and a beautifully appointed brand new bathroom, fully tiled floor-to-ceiling with bath and shower.

Externally, the property offers low-maintenance grounds with resin surfacing, artificial grass and new fencing to front and rear, plus a brand new timber garage with electric shutters. Finished to a high standard throughout, this is a truly worry-free, turn-key home — ideal for families, professionals and downsizers alike.

Offers in the region of £265,000 — all reasonable offers considered.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

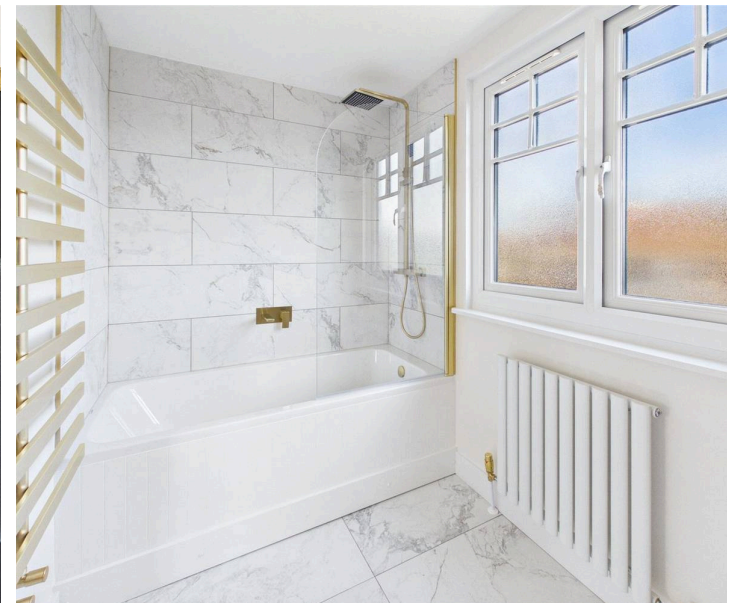
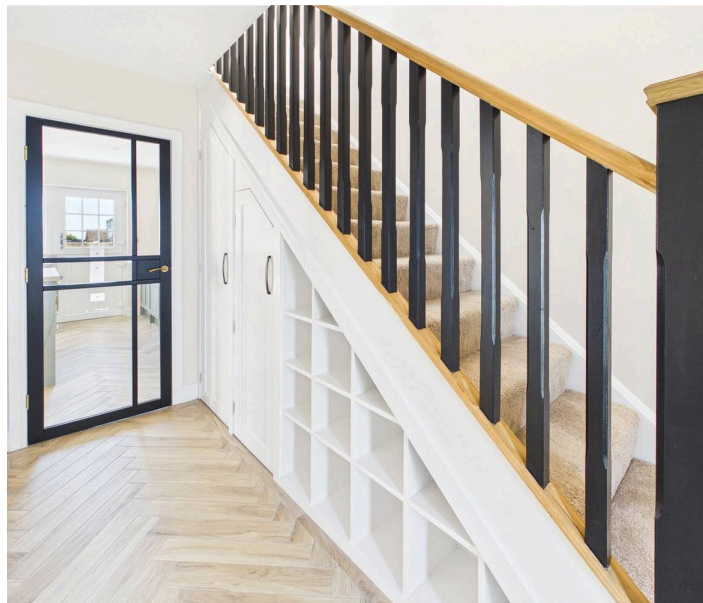




Buyers Identification Check(s)

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:











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Michael Poole

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

01642285041

redcar@michaelpoole.co.uk

michaelpoole.co.uk/