



44 Kettleness Avenue, Redcar  
£145,000





## 44 Kettleness Avenue

Redcar

A bright and airy three-bedroom semi-detached house offering well-proportioned accommodation throughout and benefiting from an updated kitchen and a good-sized rear garden.

- Three-bedroom semi-detached house
- Popular residential location
- Bright and airy throughout
- Good-sized kitchen/diner with updated kitchen
- Three well-proportioned bedrooms
- Wooden internal doors throughout
- Family bathroom
- Good-sized rear garden
- Garage



## 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:

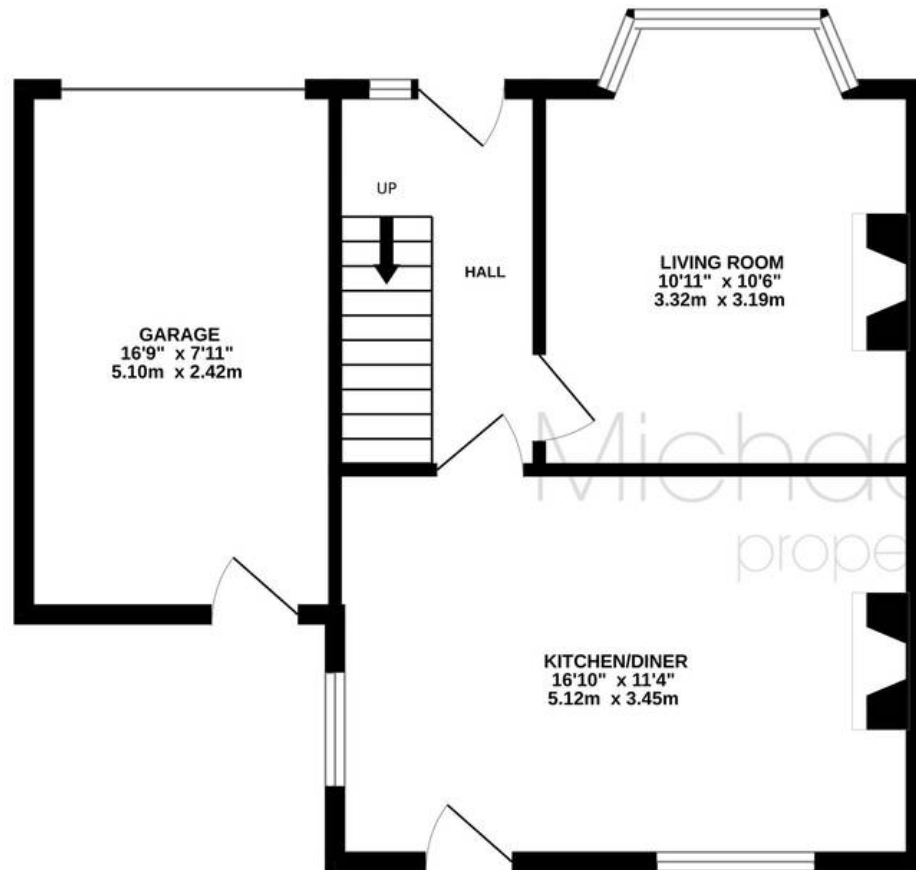
JS/LS/16092026



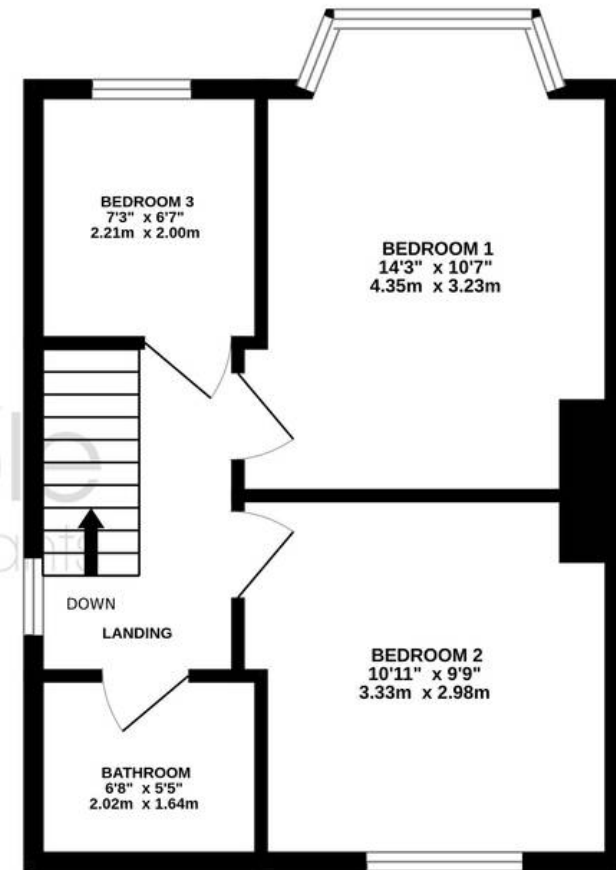




GROUND FLOOR



1ST 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 ©2026

## Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92+) <b>A</b>                                     |           |           |
| (81-91) <b>B</b>                                   |           | <b>84</b> |
| (69-80) <b>C</b>                                   | <b>69</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

England, Scotland & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                       | Current   | Potential |
|-----------------------------------------------------------------------|-----------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |           |           |
| (92+) <b>A</b>                                                        |           |           |
| (81-91) <b>B</b>                                                      |           | <b>81</b> |
| (69-80) <b>C</b>                                                      |           |           |
| (55-68) <b>D</b>                                                      | <b>66</b> |           |
| (39-54) <b>E</b>                                                      |           |           |
| (21-38) <b>F</b>                                                      |           |           |
| (1-20) <b>G</b>                                                       |           |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |           |           |

England, Scotland & Wales

# Michael Poole

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

01642285041

redcar@michaelpoole.co.uk

michaelpoole.co.uk/