

HURST PARK, REDCAR, TS10 2JQ



- ▲ An Impressive Three Bedroom Semi-Detached House Offering Delightful Family Accommodation
- ▲ Enjoying A Pleasant Cul-De-Sac Setting Within This Popular Racecourse Residential Area
- ▲ Available with The Benefit of NO ONWARD CHAIN
- ▲ Extensive Lounge/Dining Room with A Living Flame Gas Fire Set in A Feature Surround
- ▲ Kitchen Breakfast Room with A Good Range of Fitted Units, Built-In Oven & Hob & Integrated Appliances
- ▲ Double Glazed Conservatory Leading out The Rear Garden
- ▲ Three Spacious Double Bedrooms & Generous Shower Room White Walk-In Double Shower
- ▲ Well-Manicured Gardens to Front & Rear, Brick Paved Driveway & Integrated Single Garage
- ▲ Gas Central Heating System & Double Glazing
- ▲ Close to Well Regarded Schooling, Amenities & Transport Links

£199,500

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Available with the benefit of no onward chain, an impressive three bedroom semi-detached house offering delightful family accommodation and enjoying a pleasant cul-de-sac setting within this popular racecourse residential area.

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM - 3.89m (12'9") reducing to 2.13m (7') x 7.42m (24'4") reducing to 6.05m (19'10")

KITCHEN BREAKFAST ROOM - 2.74m x 3.58m (9' x 11'9")

CONSERVATORY - 2.54m x 2.9m (8'4" x 9'6")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 4m x 4.7m (13'1" x 15'5")

BEDROOM TWO - 3.96m x 2.62m (13' x 8'7")

BEDROOM THREE - 2.8m x 3.78m (9'2" x 12'5")

SHOWER ROOM - 2.5m x 2.62m (8'2" x 8'7")

TO VIEW: Tel: 01642 285041
30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



HURST PARK, TS10 2JQ

EXTERNALLY

GARDENS & GARAGE

To the front there is a well-manicured garden with a wide variety of shrubs and borders and a brick paved driveway leading to a single integrated garage. Side gate access leads to the private enclosed rear garden laid to lawn with patio area and a variety of well-manicured shrubs, borders, trees, and hedging.

AGENTS REF: - JF/LS/RED230700/21082023

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Redcar office on
Tel: 01642 285041

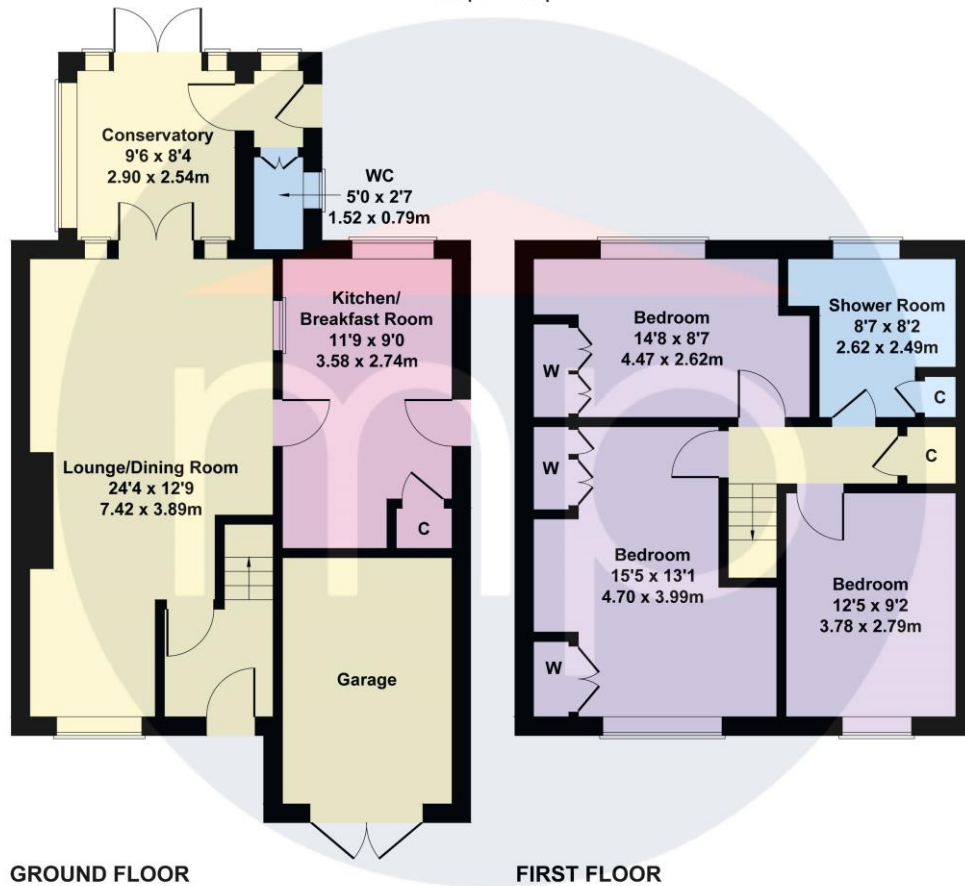


HURST PARK, TS10 2JQ



31 Hurst Park

Approximate Gross Internal Area
1253 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TO VIEW: Contact our Redcar Office on Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG