

BUTTERMERE ROAD, REDCAR, TS10 1NB



- ▲ Three Bedroom Semi Detached
- ▲ Popular Convenient Location
- ▲ 16 ft Living Room

- ▲ Garden
- ▲ Off Street Parking
- ▲ No Chain Sale

£115,000

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Offered for sale with no chain, this roomy semi-detached property is located in a popular convenient area within Redcar. Requiring modernisation but benefits from spacious rooms, UPVC windows and combi boiler. Early viewing is advised.

GROUND FLOOR

ENTRANCE PORCH - 1.22m x 2.16m (4' x 7'1")

Entering through part glazed UPVC door with laminate flooring, UPVC windows and further part glazed door to the

HALL - 1.55m (5'1") narrowing to 0.74m (2'5") x 2.44m (8') narrowing to 1.17m (3'10")

Stairs to the first floor and radiator.

LIVING ROOM - 5.03m (16'6") x 3.02m (9'11") opening to 3.47m (11'5") into the bow

A bow windowed room with traditional style décor, electric fire, radiator and UPVC window.

KITCHEN - 3.18m x 3.66m (10'5" x 12')

Country style Oak fronted fitted kitchen with roll edge worktops including a breakfast bar area, part tiled wall, plumbing for washing machine, space for a free-standing cooker, extractor hood, radiator, tiled flooring, twin storage cupboards, UPVC window and part glazed door to the rear garden.

W.C. - 0.74m x 1.57m (2'5" x 5'2")

Traditional w.c., with part tiled walls, and UPVC window.

BATHROOM - 1.55m (5'1") x 1.68m (5'6") opening to 1.83m (6')

White suite with over bath electric shower unit, radiator, part tiled walls, laminate floor, and UPVC window.

FIRST FLOOR

BEDROOM 1 - 4.88m x 2.8m (16' x 9'2")

Light and bright Southerly facing room with radiator and UPVC window.

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BEDROOM 2 - 2.36m x 4.42m (7'9" x 14'6")

With part wooden clad walls, radiator, wall mounted Ideal combi boiler and twin UPVC windows.

BEDROOM 3 - 2.4m x 2.57m (7'10" x 8'5")

With radiator, UPVC window overlooks the rear garden.

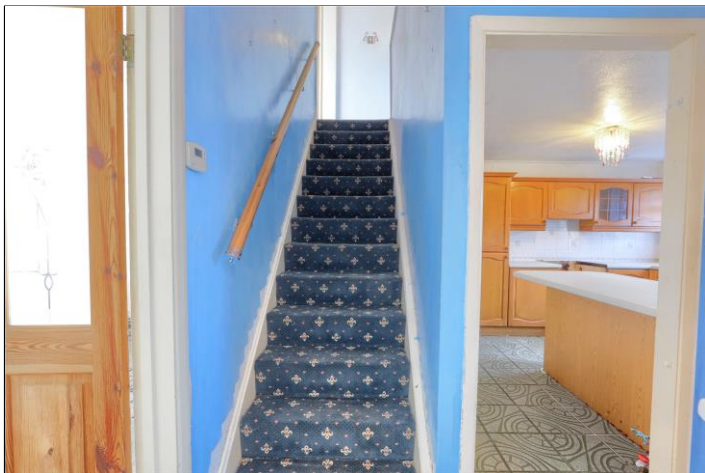
EXTERNALLY

The front of the property benefits from a gated concrete driveway with parking for numerous vehicles, gated access to the rear garden. The rear garden is mainly paved with twin brick-built storage areas.

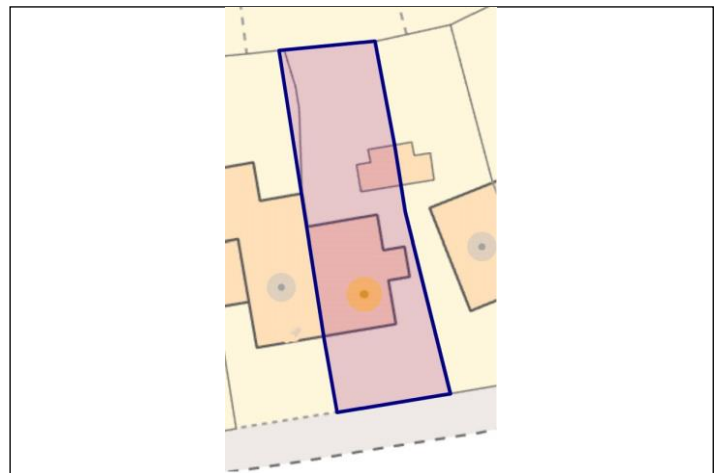
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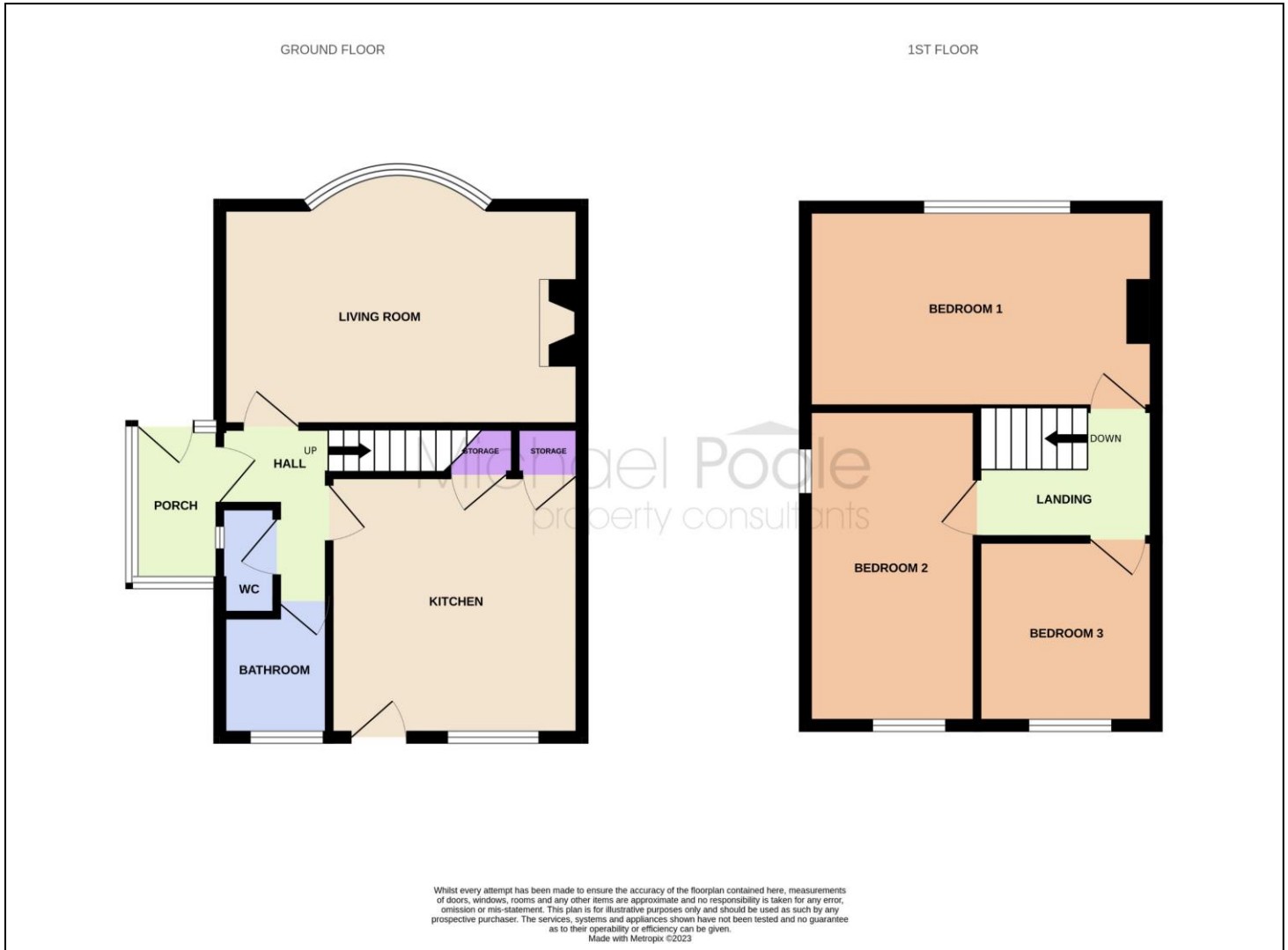
Council Tax Band: A **Tenure:** Freehold

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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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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