

## GLENBURY GROVE, REDCAR, TS10 2TN



- ▲ End Terrace Property
- ▲ Two Double Bedrooms
- ▲ Highly Popular Mickledales Location
- ▲ 75% Shared Ownership

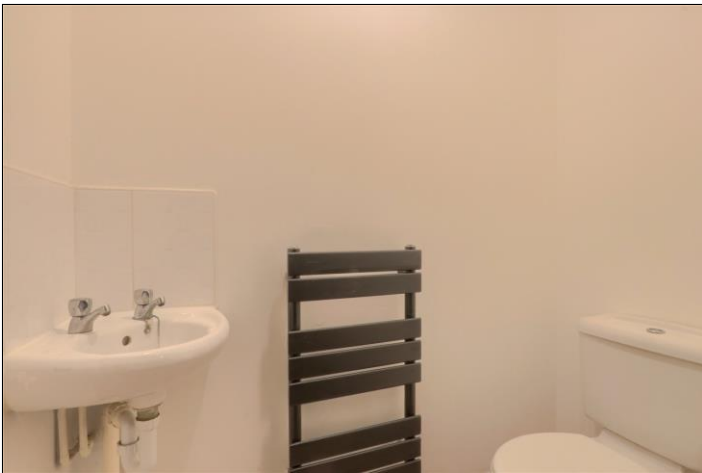
- ▲ Modern Style Decoration Throughout
- ▲ Brilliant for First Time Buyer
- ▲ Off Street Parking
- ▲ Garden

**£105,000 - 75% Shared Ownership**

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Offered for sale with a 75% shared ownership, this well presented end of terrace property offers fantastic value and is located on the highly sought after Mickledales Development. With Modern style decoration throughout including upgraded bathroom and graphite radiators throughout. Early viewing is advised.

**GROUND FLOOR**

**HALL - 1.07m x 1.83m (3'6" x 6')**

With grey oak laminate flooring, modern style radiator, and part glazed door to the living room.

**LIVING ROOM - 3.8m (12'6") reducing to 2.8m (9'2") x 4.6m (15'1") reducing to 3.45m (11'4")**

A nicely presented room with neutral decoration, oak flooring flows through from the hall, feature lighting, under stairs storage cupboard and part glazed door to the kitchen diner and WC.

**WC - 0.84m x 1.75m (2'9" x 5'9")**

White suite with graphite towel radiator, tiled splashback, extractor fan and laminate flooring.

**KITCHEN/DINER - 3.8m (12'6") x 2.7m (8'10") reducing to 2m (6'7")**

Fitted kitchen with roll edge worktops and stainless steel sink unit, freestanding electric oven with stainless steel extractor hood, plumbing for washing machine, part tiled walls, wall mounted Baxi DuoTec combi boiler, and laminate flooring flows through to the dining space with UPVC French doors to the rear garden.

**FIRST FLOOR**

**LANDING** - Modern panelled doors with matt black handles to all rooms and graphite radiator.

**BEDROOM ONE - 3.8m x 2.67m (12'6" x 8'9")**

With tasteful decoration, fitted storage area, modern style radiator, grey carpet and UPVC window overlooking the rear garden.

**BEDROOM TWO - 3.2m (10'6") reducing to 2.67m (8'9") x 2.3m (7'7") reducing to 1.32m (4'4")**

A nicely presented room with feature wall and grey carpet, twin storage cupboards, radiator, and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## **BATHROOM - 1.68m (5'6") reducing to 1.04m (3'5") x 2.18m (7'2") reducing to 1.6m (5'3")**

A lovely white modern suite with over bath thermostatic shower unit with rinser attachment and extractor fan, matt black fixtures and fittings including a modern style towel radiator, fully tiled walls, LED lit mirror, vanity storage unit, tiled flooring and UPVC window.

**AGENTS REF:** - CF/LS/RED231054/09022024

**Council Tax Band:** B      **Tenure:** Leasehold

**TO VIEW:** Contact our Redcar office on

Tel: **01642 285041**

## **EXTERNALLY**

### **PARKING & GARDENS**

The front of the property benefits from a tarmac driveway with paved pathways and gravelled borders. Gated access leads to the rear garden which is mainly laid to lawn with twin paved patio areas, outdoor tap, and gated access to the driveway.

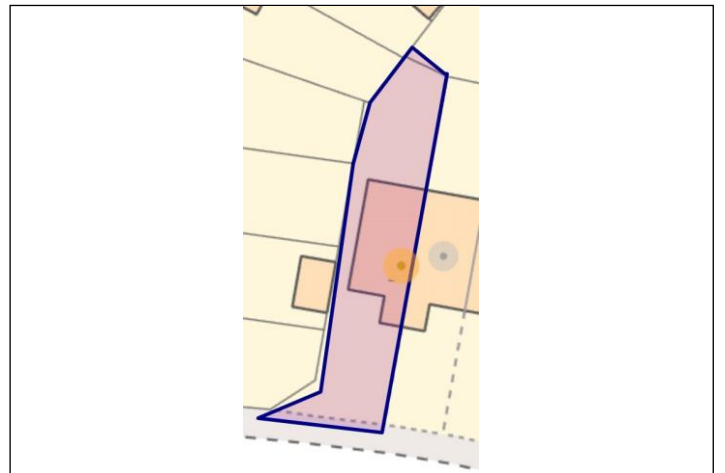
### **AGENTS NOTE:**

The total monthly charges payable to Home Group are \*£128.91 and are broken down as follows:

- Rent - £93.00
- Management charge - £13.83
- Insurance charge - £22.08

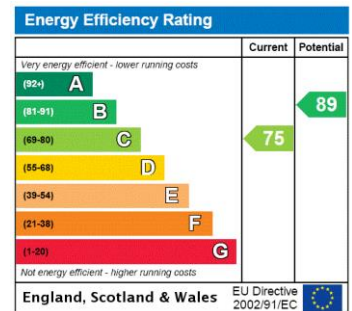


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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