

## WESTFIELD AVENUE, REDCAR, TS10 1HG



- ▲ Three Bedroom Semi Detached Property
- ▲ Loft/Storage Room
- ▲ Highly Sought After Convenient Residential Location

- ▲ Steve Duck Modern Kitchen & Bedrooms
- ▲ Well Cared For Family Home
- ▲ Recent Worcester Combi Boiler
- ▲ Larger Than Average Rear Garden
- ▲ Garage

**Offers Over £180,000**

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Located in a convenient, sought after area within Redcar, this family property offers fantastic value. Upgraded and improved including a stunning Steve Duck fitted kitchen with Bosch appliances. Brilliant for local amenities, transport links and schooling. Early viewing is advised to fully appreciate this property.

#### **GROUND FLOOR**

##### **HALL - 1.98m x 4.11m (6'6" x 13'6")**

Part glazed UPVC entrance door, wide plank oak laminate flooring, carpeted stairs to the first floor and doors to the reception room, living room and kitchen.

##### **RECEPTION ROOM - 4.04m (13'3") x 3.12m (10'3") increasing to 3.53m (11'7") into the bay**

A generous bay windowed room with wood fire surround with electric fire and marble hearth and insert, grey carpet, radiator and UPVC window.

##### **LIVING ROOM - 4.04m x 3.66m (13'3" x 12')**

With wide plank oak laminate flooring flowing through from the hall, radiator, and sliding patio door opening to the rear garden sundeck.

##### **KITCHEN - 1.98m (6'6") reducing to 1m (3'3") x 3.66m (12') reducing to 2.67m (8'9")**

A stunning high gloss Steve Duck fitted kitchen with contrasting grey oak square worktops and trim, integrated Bosch appliances include an electric oven, microwave, induction hob with modern style extractor hood, and slimline dishwasher. Plumbing for washing machine, part metro tiled walls, Karndean style flooring, downlighters, UPVC window overlooking the rear garden and fully glazed UPVC door opening to the driveway with access to the garden.

#### **FIRST FLOOR**

##### **LANDING - 2.62m x 2.54m (8'7" x 8'4")**

A generous space with panelled doors to all rooms and access to the loft/storage room via a retractable loft ladder.

##### **BEDROOM ONE - 3.43m (11'3") including wardrobes x 4.1m (13'5")**

A neutrally decorated room with grey carpet, full width Steve Duck fitted wardrobes with soft closing doors, radiator and UPVC window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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### **BEDROOM TWO - 3.43m x 2.74m (11'3" x 9')**

A double room with feature wall and grey carpet, high gloss Steve Duck fitted wardrobes and storage, radiator and UPVC window overlooking the rear garden.

### **BEDROOM THREE - 2.62m x 2.44m (8'7" x 8')**

A generous single room with wide plank oak laminate flooring, high gloss storage cupboard, radiator, and UPVC window.

### **BATHROOM - 2.6m x 1.73m (8'6" x 5'8")**

White suite with over bath Mira thermostatic shower, fully tiled walls, ladder radiator, recently fitted Worcester combi boiler, Karndean style flooring and twin UPVC windows.

### **SECOND FLOOR**

### **LOFT/STORAGE ROOM - 3.8m (12'6") x 3.5m (11'6") plus eaves storage**

Accessed from the landing via a retractable loft ladder with fully boarded walls and flooring, power, and light.

### **EXTERNALLY**

**GARDENS & PARKING** - The front of the property benefits from a block paved gated driveway, neat gravelled frontage with border planting, and further gated access to the garage and rear garden. The generous rear garden features a raised sundeck area, artificial lawn with sleeper borders, outdoor tap, paved pathways lead to a separate garden with lawn, slate borders, and open potting shed area.

### **GARAGE - 2.54m x 5.08m (8'4" x 16'8")**

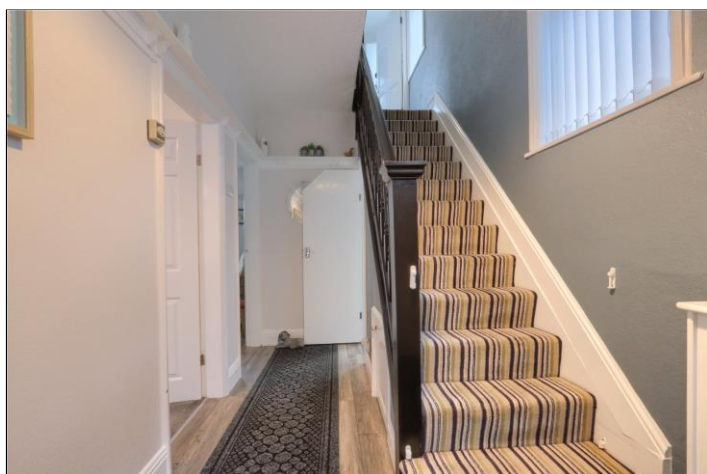
With up and over door, shelved storage, power, light, and handy side access door.

**AGENTS REF:** - CF/LS/RED240054/16012024

**Council Tax Band:** B      **Tenure:** Freehold

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

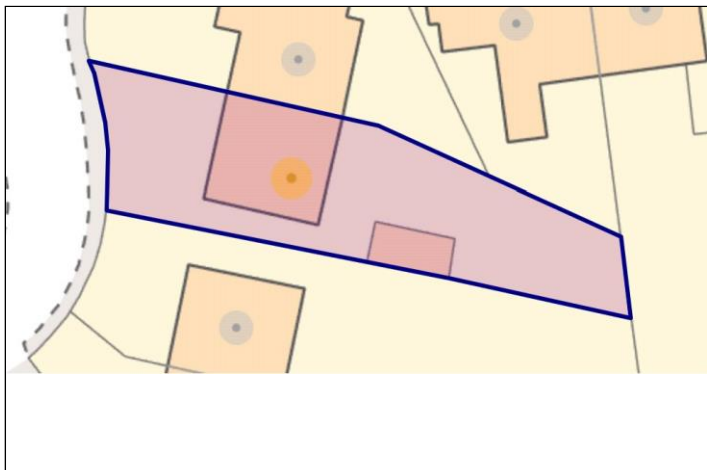
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Exterior view of the Michael Poole property consultants storefront at night, featuring a blue neon sign and large glass windows displaying property listings.

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GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

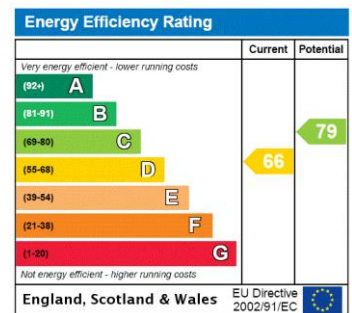
1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

2ND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.

TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.

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.  
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