



36 Tyne Road, Redcar
£159,950





36 Tyne Road

Redcar

Located within the popular area of Redcar, this extended bay fronted property ticks plenty of boxes.

- Extended Semi Detached Property
- Three Bedrooms
- Nicely Presented Bay Fronted Property
- Open Plan Ground Floor
- Shaker Style Fitted Kitchen
- Substantial Garage & Bar Area
- Lovely Garden



GROUND FLOOR

Entrance 5' 9" x 11' 11" (1.75m x 3.64m)

Part glazed UPVC entrance door with twin sidelights, neutral decoration, staircase to the first floor and open plan to the living room.

Living Room 10' 5" x 13' 1" (3.17m x 4.00m)

A nicely presented bay windowed room with feature wall and neutral carpet, freestanding electric fire, radiator and opening through to the dining room.

Dining Room 10' 5" x 12' 0" (3.17m x 3.65m)

With neutral decoration and wide plank oak laminate flooring, UPVC French doors open onto the rear garden sundeck, rad and open plan to the kitchen.

Kitchen 7' 7" x 13' 11" (2.30m x 4.25m)

2.30m reducing to 1.77m x 4.25m A shaker style fitted kitchen with stainless steel handles and contrasting square edge worktops and upstands, freestanding electric cooker with stainless steel splashback and extractor hood, plumbing for washing machine and dishwasher. Laminate flooring, stainless steel downlighters and UPVC window overlooks the rear garden.



FIRST FLOOR

Landing 7' 9" x 9' 3" (2.37m x 2.83m)

2.37m reducing to 1.80m x 2.83m reducing to 1.02m With panelled doors to all rooms, UPVC window and access to the loft space.

Bedroom One 7' 9" x 12' 0" (2.36m x 3.67m)

A spacious room with integrated wardrobe storage, grey carpet, radiator and UPVC window overlooks the rear garden.

Bedroom Two 8' 9" x 10' 5" (2.66m x 3.18m)

A double room with wide plank oak laminate flooring, radiator and UPVC window.



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A double room with wide plank oak laminate flooring, radiator and UPVC window.

Bedroom Three 7' 10" x 6' 7" (2.38m x 2.01m)

A nicely presented single room with feature wall and grey carpet, radiator and UPVC window.

Bathroom 5' 10" x 6' 2" (1.79m x 1.89m)

White suite with over bath electric shower, extractor fan, fully tiled walls with mosaic inserts, chrome towel radiator, contrasting tiled floor, UPVC clad ceiling with spotlight lighting and UPVC window.

EXTERNALLY**Garage** 9' 5" x 19' 6" (2.88m x 5.94m)

With up and over entrance door, power, lighting, UPVC window, side access door to the rear garden and further door to the bar.

Bar 9' 5" x 9' 7" (2.88m x 2.92m)

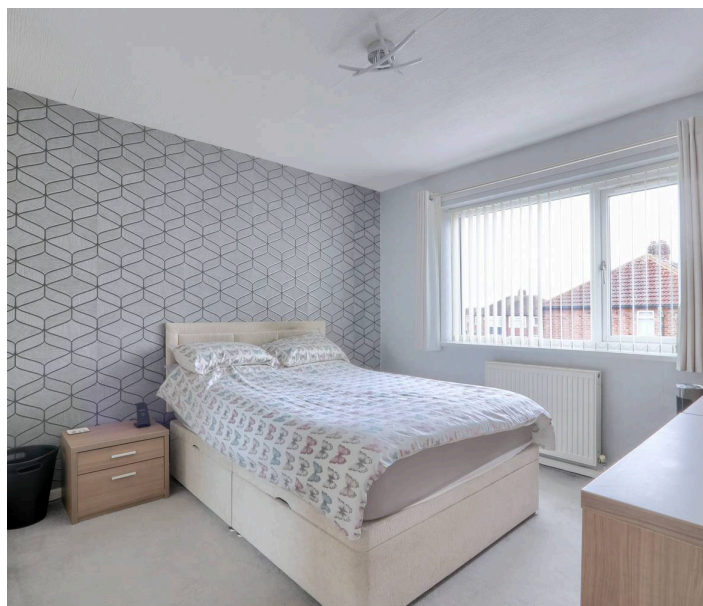
With power and lighting, fully wood clad walls and UPVC window.

Parking & Gardens

The front of the property benefits from a block paved driveway, gravelled frontage with border planting and gated access to the rear garden. The lovely well-maintained rear garden is laid to lawn with thoughtful border planting, paved pathways and patio area, twin raised sundeck areas, outdoor power and water supplies, and gated access to the driveway.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a

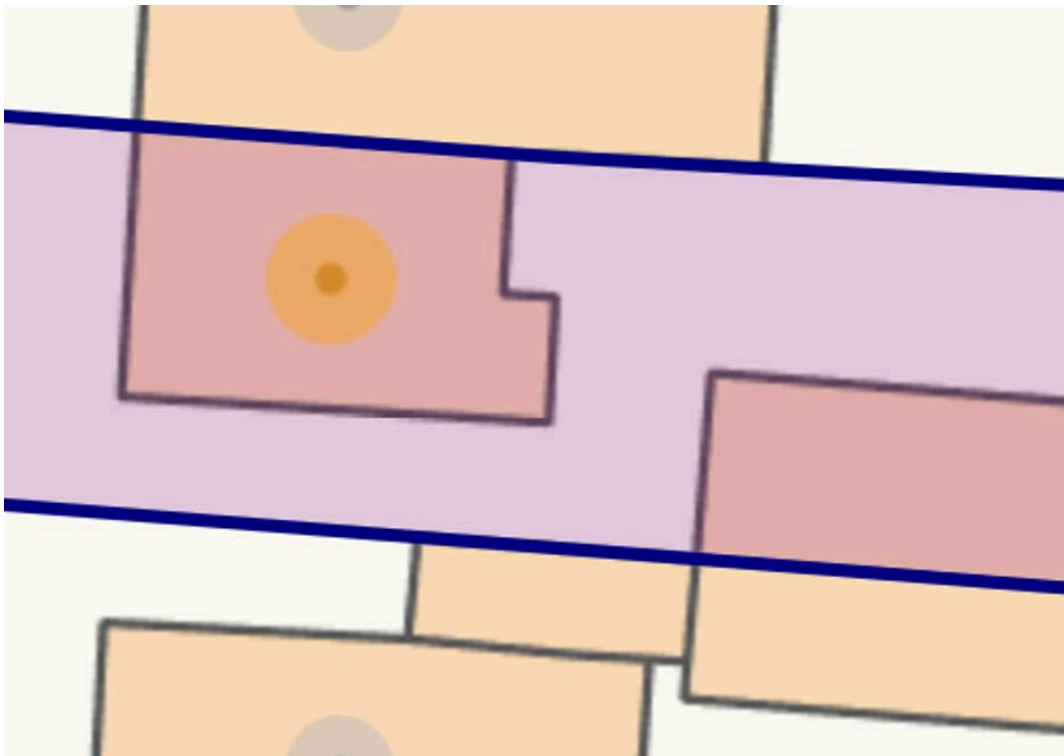


Buyers Identification Check(s)

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: CF/LS/04092026



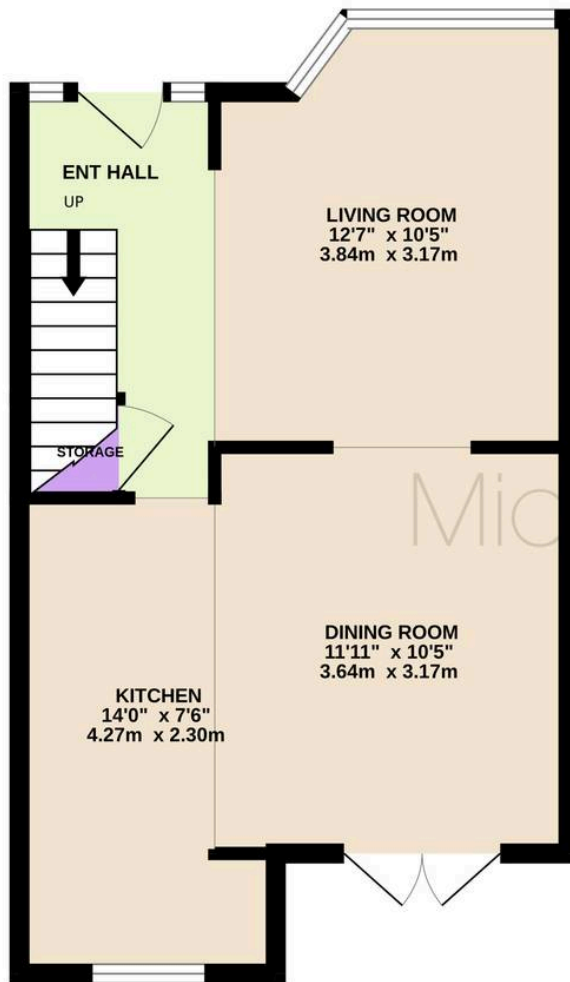


Energy Efficiency Rating

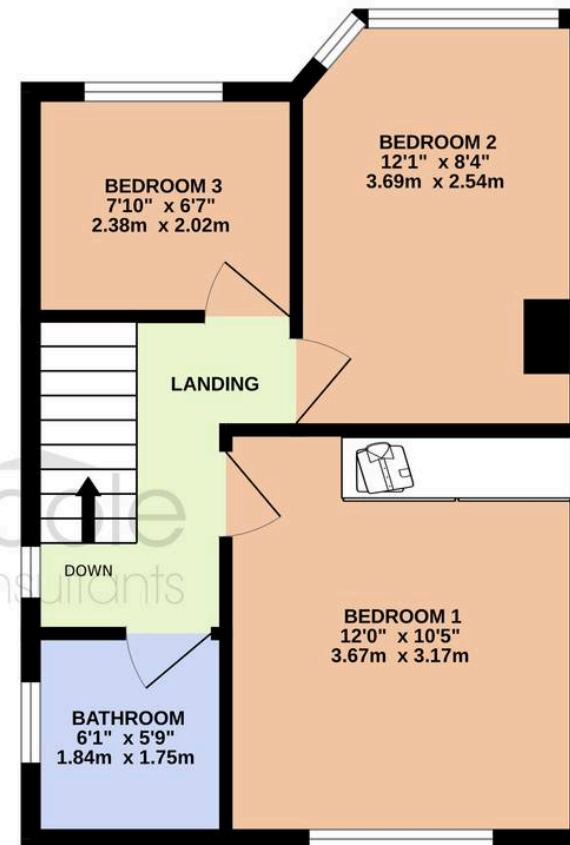
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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Michael Poole

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

01642285041

redcar@michaelpoole.co.uk

michaelpoole.co.uk/