



1 Moorsholm Way, Redcar
£125,000





1 Moorsholm Way

Redcar

Simply bring your furniture to this spacious light and bright property! Offered for sale with no chain and offering generous living both inside & out. Early viewing is advised to avoid disappointment.

- Three Bedroom Terraced Property
- Popular Area of Redcar
- Fantastic Light & Bright Move in Ready Property
- Brilliant for a First Time Buyer or Buy to Let
- Ground Floor WC
- Conservatory
- Substantial Low Maintenance Rear Garden
- No Chain Sale

1 Moorsholm Way

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Simply bring your furniture to this spacious light and bright property!

Offered for sale with no chain, the property offers generous living both inside and out and is nicely positioned within minutes of local amenities, schooling and transport links.

Early viewing is advised to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROUND FLOOR

Porch

7' 1" x 5' 7" (2.15m x 1.70m)

Part glazed UPVC entrance door, washed grey oak laminate flooring, radiator, storage cupboard, chrome downlighters and door to the hall.

Hall

7' 9" x 4' 8" (2.35m x 1.43m)

With neutral decoration, radiator, staircase to the first floor and doors to the WC and lounge diner.

WC

4' 8" x 4' 5" (1.41m x 1.34m)

A white modern suite with vanity storage unit, part metro tiled walls, laminate flooring and under stairs storage cupboard.

Lounge Diner

11' 2" x 21' 0" (3.41m x 6.39m)

A brilliant light and bright spacious room with crisp white walls and feature media style wall, modern style radiator, chrome downlighters throughout, sliding patio door to the conservatory and further door to the kitchen.

Kitchen

7' 9" x 11' 3" (2.35m x 3.43m)

A high gloss fitted kitchen with contrasting roll edge worktops and soft closing doors, integrated electric oven and five ring gas hob, plumbing for washing machine, part metro tiled walls, chrome downlighters, laminate flooring flows through from the lounge diner, UPVC window and part glazed door to the generous rear garden.

Conservatory

11' 2" x 8' 11" (3.41m x 2.71m)

With neutral decoration flowing through from the lounge diner, feature lighting and UPVC windows overlook the rear garden.



FIRST FLOOR

Landing

6' 2" x 6' 2" (1.87m x 1.89m)

With panelled doors to all rooms and access to the loft space.

Bedroom One

11' 7" x 12' 7" (3.54m x 3.83m)

A light and bright spacious room with laminate flooring, radiator and twin UPVC windows.

Bedroom Two

12' 10" x 8' 11" (3.91m x 2.71m)

A double room with radiator and twin UPVC windows overlook the rear garden.

Bedroom Three

7' 11" x 9' 3" (2.41m x 2.82m)

A single room with bespoke bed area with integrated storage, radiator and UPVC window.

Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

A white modern suite with an over bath thermostatic shower, extractor fan, high gloss vanity storage unit, fully UPVC clad walls, chrome towel radiator, vinyl flooring, downlighters and UPVC window.

EXTERNALLY

The front of the property benefits from a low maintenance neat imprinted frontage. To the rear there is a generous low maintenance garden with artificial laid lawn, raised sundeck area, numerous seating areas, brick built storage with power and lighting, and a generous versatile summerhouse.

Summerhouse

9' 8" x 14' 11" (2.95m x 4.55m)

With power and lighting.



Section 21

In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

Buyers Identification Check(s)

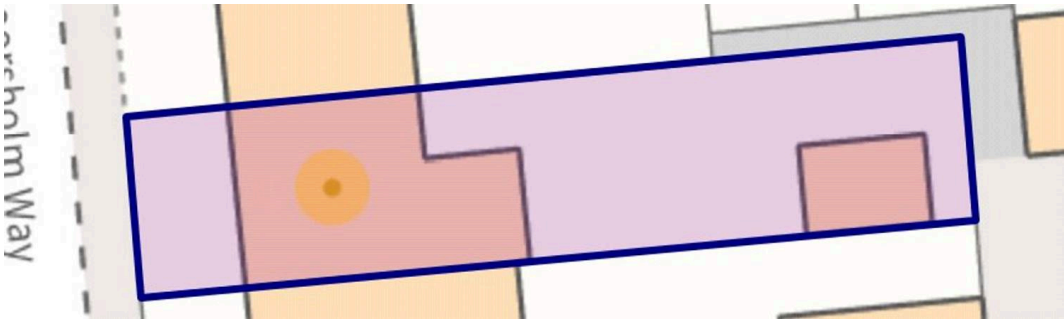
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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/RED260445/07072026





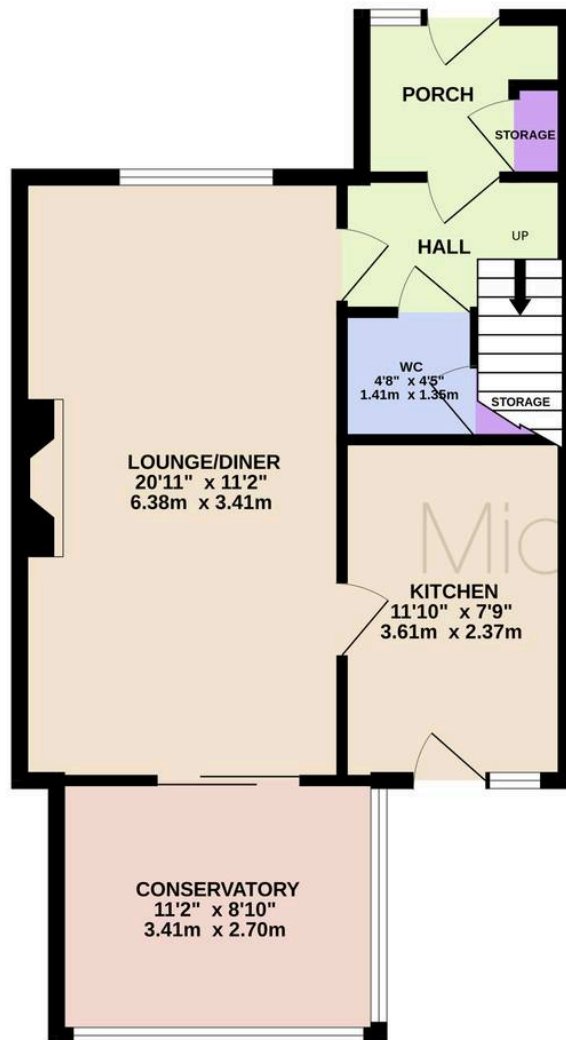


Energy Efficiency Rating

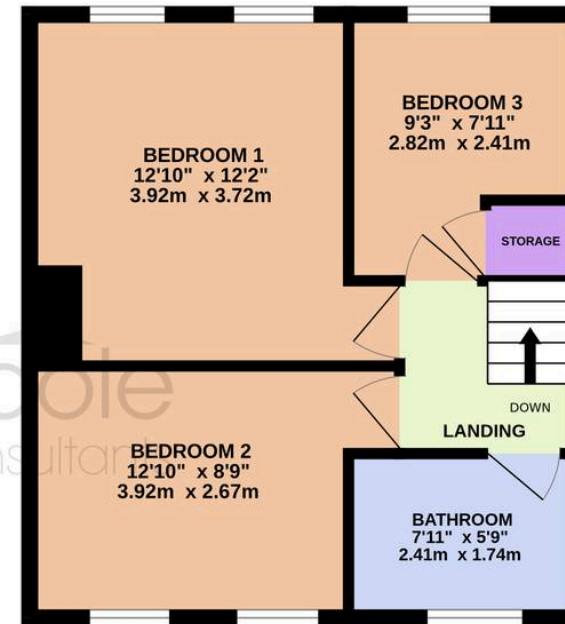
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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