



**9 Old School Row,
Yew Tree Avenue, Redcar, TS10 4SY
3 Bed - House - Semi-Detached
£169,960**

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



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An immaculate modern 3 bedroom semi detached house which would be an ideal purchase for a first time buyer or family. The property built in 2012 comprises of entrance hallway, cloaks/w.c., lounge, kitchen/dining area, landing, 3 bedrooms, ensuite and bathroom/w.c. The current are using bedroom 3 as a dressing room with double fitted wardrobes, these can be easily removed to fit a bed into the room. In addition the property has easily maintained gardens to front and rear as well as a single garage and a good size driveway to provide ample parking. The property benefits from gas central heating, upvc double glazing and is situated in a popular and sought after location.

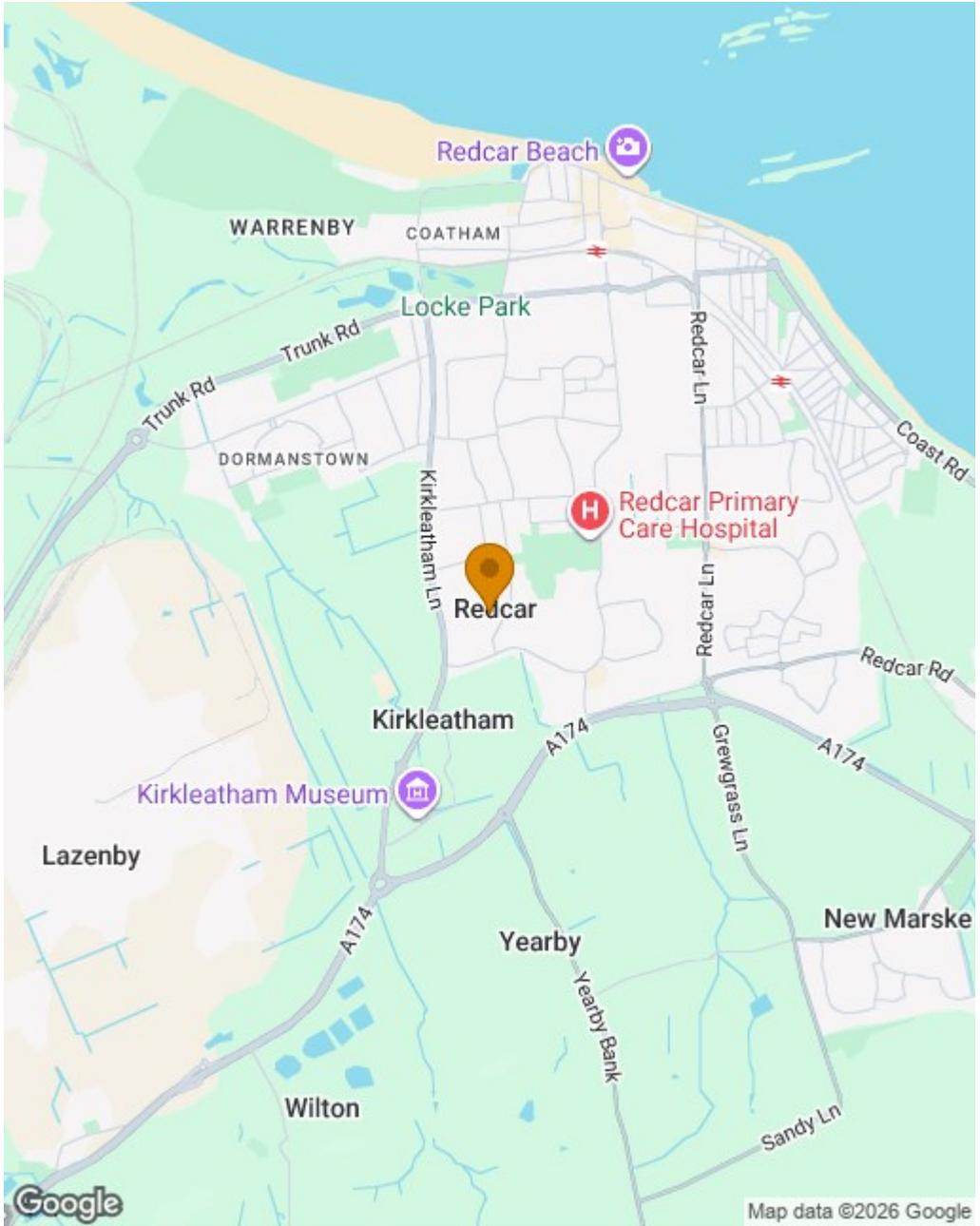






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





Ground Floor



Approximate total area⁽¹⁾

682 ft²
63.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This information is provided for information only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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