



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

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



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An immaculately presented three-bedroom semi-detached home, built in 2012 and offering stylish, modern living throughout, making it an ideal purchase for first-time buyers, young professionals or growing families looking for a property they can move straight into.

The home welcomes you via a bright entrance hallway with convenient cloaks/WC, leading into a spacious and comfortable lounge, perfect for relaxing evenings. To the rear of the property is a modern open-plan kitchen and dining area, providing an excellent space for family life and entertaining, with plenty of room for dining and direct access to the garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom/WC. The current owners are utilising bedroom three as a dressing room, complete with double fitted wardrobes, although these can easily be removed to reinstate the room as a bedroom if required.

Externally, the property enjoys attractive, low-maintenance gardens to both the front and rear, ideal for those wanting outdoor space without the upkeep. There is also a single garage and a generous driveway providing ample off-street parking.

Further benefits include gas central heating and UPVC double glazing, ensuring comfort and efficiency throughout the year.

The property is situated within a popular and highly sought-after residential development, well regarded for its family-friendly atmosphere and convenient access to local amenities. A range of shops, schools, parks and leisure facilities are close by, while excellent road links provide easy access to nearby town centres and commuting routes, making this a superb location for both families and professionals alike.

Early viewing is highly recommended to fully appreciate the quality and location of this fantastic home.

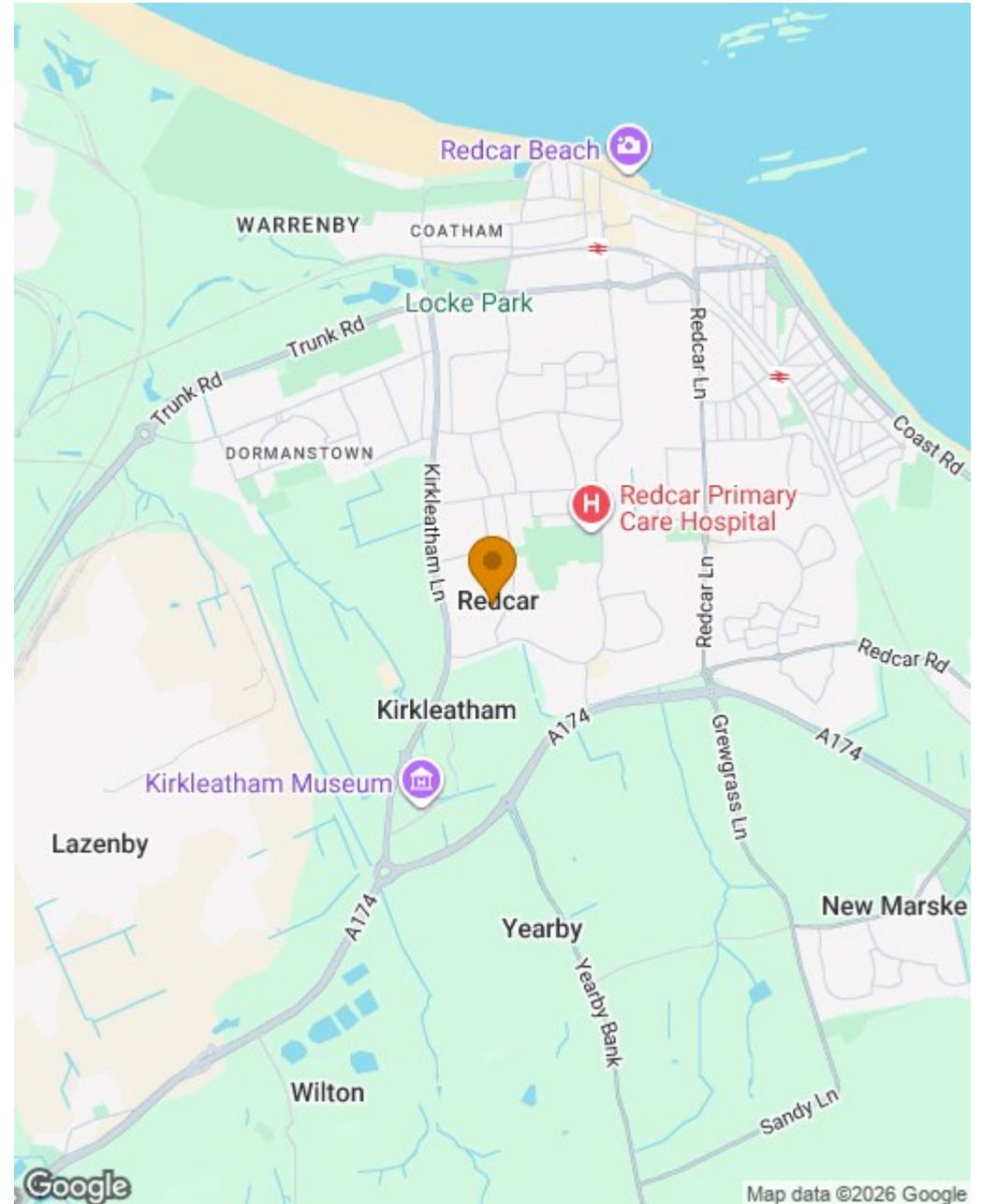






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 general guidance 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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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