

**GILLING WAY, REDCAR, TS10 2LR**



**FOR SALE BY AUCTION**

**\*\*\* Taking Bids Now \*\*\***



- ▲ Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Highly Popular Ings Farm Location
- ▲ Generous Plot Offering Huge Scope for Future Development
- ▲ 23ft Plus Garage
- ▲ Generous Garden
- ▲ No Chain Sale

**Guide Price £159,950**

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\*\*\* For Sale By Auction \*\*\* Taking Bids Now \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Offered for sale with no chain, this detached bungalow offers huge scope for development. Sitting on a generous plot, offering spacious living inside and out and is excellent for local amenities, schooling and transport links. Early viewing is advised.

#### **GROUND FLOOR**

**HALL - 2.06m (6'9") reducing to 0.85m (2'9") x 5.67m (18'7") reducing to 0.80m (2'7")**

Double glazed entrance door, integrated storage cupboard, radiator and panelled doors to all rooms.

**LOUNGE DINER - 3.62m x 4.68m (11'11" x 15'4")**

A generous room with traditional style decoration, stone fireplace, radiator and twin double glazed windows.

**KITCHEN - 3.62m (11'11") reducing to 2.98m (9'9") x 3.29m (10'10") reducing to 0.82m (2'8")**

A cherry shaker style fitted kitchen with porcelain style sink unit, roll edge worktops, plumbing for washing machine, plumbing for gas cooker, wall mounted Vokera combi boiler with filter system, vinyl flooring, fully UPVC clad walls, part glazed UPVC entrance door and window overlooks the rear garden.

**BEDROOM ONE - 2.87m x 4.09m (9'5" x 13'5")**

A spacious room with radiator and double glazed window overlooks the rear garden.

**BEDROOM TWO - 2.85m x 2.94m (9'4" x 9'8")**

A double room with integrated storage cupboard, radiator and double glazed window.

**BATHROOM - 1.47m x 2.33m (4'10" x 7'8")**

A white suite with electric quadrant shower, towel radiator, high gloss vanity storage unit, part UPVC clad walls and double glazed window.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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**EXTERNALLY**

**GARAGE - 3.03m x 7.20m (9'11" x 23'7")**

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

**GARDENS & PARKING** - The front of the property benefits from a lawned frontage with paved pathways and gated access to the side and rear garden. The rear garden is laid to lawn with concrete pathways, border planting including fruit trees, and gated access to the rear of the property providing further parking.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**AGENTS REF:** - CF/LS/EST250098/08102025

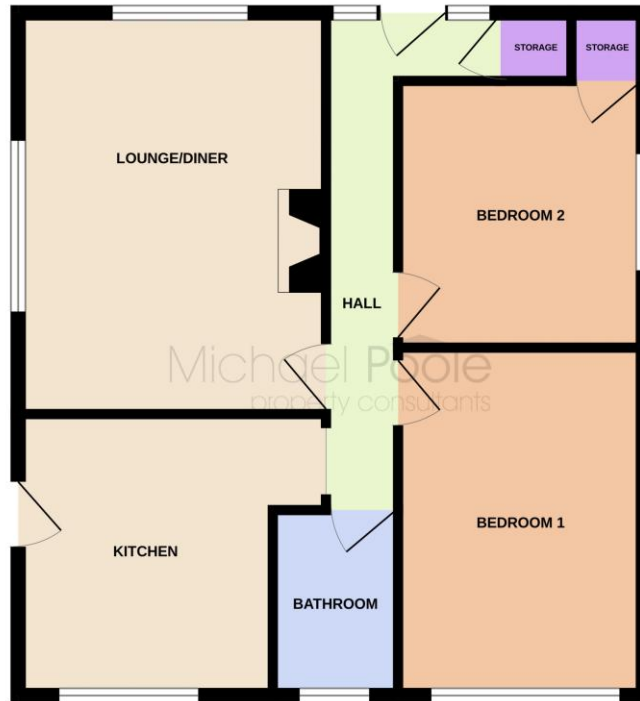
**Council Tax Band:** C      **Tenure:** Freehold

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

Tel: **01642 285041**



GROUND FLOOR



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. Made with Metapex iC2D5

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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